# BOX 10-A

Name and Address of New Owner:
Springdale Development, LLC, a Tennessee Limited Liability Company
P.O.Box 121986
Nashville, TN 37212

Send Tax Bills To:
Springdale Development, LLC, a Tennessee Limited Liability Company
P.O Box 121986
Nashville, TN 37212

This Instrument Prepared By.
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson
Batch # 1231999
01/30/2025 10 37 06 AM
Fees $33 00 Taxes $1,184 00

Davidson County
DEEDWARR
6 pgs

20250130-0007122

Map & Parcel No· 072-14-0-348

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Melissa Alexandra Johnson Singleton, Marcellus Johnson, and Marlon Johnson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Springdale Development, LLC, A Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No 7 on the Map of Belle Forest No. 3, Section 2, as shown on plat of record in Book 1424, Page 73, Register's Office for said County

Said Lot No. 7 fronts 60 feet on the southerly side of Belle Forest Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Melissa Alexandra Johnson Singleton, Marcellus Johnson, and Marlon Johnson, by Executrix's Quitclaim Deed dated November 19, 2019 by Melissa Alexandra Johnson Singleton by Will of Maurice Johnson, recorded March 6, 2020 in Instrument No 20200306-0025752 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of January, 2025.

Melissa Alexandra Johnson Singleton (SEAL)

Melissa Alexandra Johnson Singleton

_____(SEAL)

Marlon Johnson

_____(SEAL)

Marcellus Johnson

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of January, 2025.

_____(SEAL)
Melissa Alexandra Johnson Singleton

_____(SEAL)
Marlon Johnson

_____(SEAL)
Marcellus Johnson

STATE OF
COUNTY OF

On this 27th day of January, 2025, before me personally appeared Melissa Alexandra Johnson Singleton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

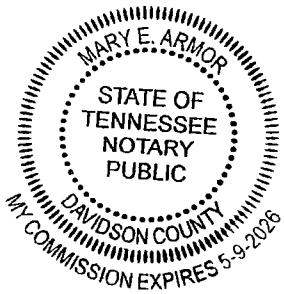
Witness my hand, at office, this 27th day of January, 2025.

_____
Notary Signature
My commission expires·

STATE OF Tennessee
COUNTY OF Davidson

On this 27th day of January, 2025, before me personally appeared Marlon Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of January, 2025

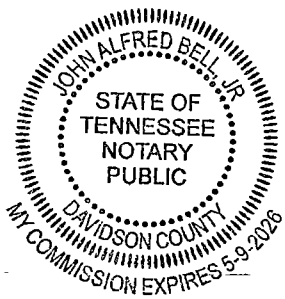



M. Armor
Notary Signature
My commission expires·

STATE OF Tennessee
COUNTY OF Davidson

On this 27th day of January, 2025, before me personally appeared Marcellus Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of January, 2025.

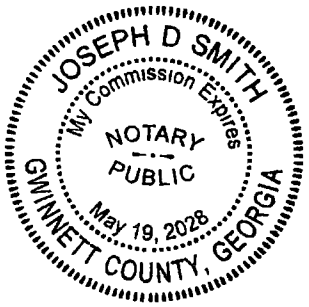



_____
Notary Signature
My commission expires

STATE OF Georgia
COUNTY OF Gwinnett

On this 27th day of January, 2025, before me personally appeared Melissa Alexandra Johnson Singleton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of January, 2025.




Joseph D. Smith
Notary Signature Joseph D. Smith
My commission expires: May 19, 2028

STATE OF
COUNTY OF

On this 27th day of January, 2025, before me personally appeared Marlon Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of January, 2025.

_____
Notary Signature
My commission expires:

STATE OF
COUNTY OF

On this 27th day of January, 2025, before me personally appeared Marcellus Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of January, 2025.

_____
Notary Signature
My commission expires:

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
27th day of January, 2025.

Notary Public
My commission expires:_____
File No. 2025-7558-MA

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025