This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Actual consideration or value, whichever is greater is $375,000.00.

Affiant

Subscribed and sworn before me this the 21st day of February, 2025.

Notary Public
My commission expires: 10/21/2028

MELODY R. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1240817 DEEDWARR
02/26/2025 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250226-0014273

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John R. Jackson 829B Dewees Avenue Nashville, TN 37204	NEW OWNER	105-14-0C-415.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSHUA JOHNSON AND ASHLEY CERNY NKA ASHLEY JOHNSON, HUSBAND AND WIFE hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John R. Jackson, married as to 53%, Kevin J. Jackson, unmarried as to 19%, and Rebecca Lauderdale, married as to 28%, undivided interest, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 415 of The Park at Melrose Park Condominiums, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in the Master Deed of record in Instrument No. 20070917-0110745, Register's Office for said County, and being shown on plan attached thereto as Exhibit "E", to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Johnson and Ashley Cerny, husband and wife, by deed dated 07/01/2021, from Bryan Garrett Moody, an unmarried man, of record in Instrument No. 20210702-0090341, Register's Office for said County. The said Ashley Cerny is also known as Ashley Cerny Johnson and Ashley Johnson.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS: 2310 Elliott Ave #415, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 21st day of February, 2025.

Ashley Johnson

Joshua Johnson

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ashley Johnson and Joshua Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of February, 2025.

My commission expires: 5-28-2030

Notary Public

VINCENT GRANT
Notary Public
State of South Carolina
My Commission Expires May 28, 2030

True Copy Certification

I, Melody R. Wilson, do hereby make oath that the I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2-21-25 (date of document).

Affiant Signature

2-25-25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 25th day of February, 2025.

Notary's Signature

My Commission Expires: 8/19/2028

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford