Karen Johnson Davidson County
Batch# 1242201 DEEDWARR
02/28/2025 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250228-0015110

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 Williamson

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

Affiant

Subscribed and sworn before me this the 27th day of February, 2025.

Notary Public
My commission expires: 09/19/28

NATHAN A. ABELT
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 19, 2028
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ashley Kent 512 Madison St. Nashville, TN 37208	Guaranteed Rate 3940 N. Ravenswood Ave. Chicago, IL 60613	082-13-0D 108.00

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, Robert L. Johnson, Trustee of JUDY L. JOHNSON REVOCABLE TRUST, DATED THE 19TH DAY OF DECEMBER, 2012, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ASHLEY KENT AND WILLIAM KENT, Wife and Husband, 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. 108, on the Horizontal Property Regime for Germantown Madison Square Condominiums as recorded in the Master Deed of record as Instrument No. 20061019-0129740, as amended in Instrument No. 20110509-0035408, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with a undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Robert L. Johnson, Trustee of Judy L. Johnson Revocable Trust, dated the 19th day of December, 2012, by deed dated 01/31/2022, from John Derek Clemenst, a single man, of record in Instrument No. 20220201-0011475, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 512 Madison St., Nashville, TN 37208.

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 26 day of February, 2025.

Judy L. Johnson Revocable Trust, dated the 19th day of December, 2012

BY: Robert L. Johnson
Robert L. Johnson, Trustee

STATE OF SC

COUNTY OF Horry

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert L. Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Trust, and that he, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Judy L. Johnson Revocable Trust, dated the 19th day of December, 2012 by the said Robert L. Johnson as such Trustee.

Witness my hand and official seal this 26 day of February, 2025.

My commission expires:

Notary Public

KSENIA OCHAP
Notary Public, State of South Carolina
My Commission Expires 12/06/2033

Certificate of Authenticity

I, Kimbra Spann, do hereby make oath that 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 2/26/2025.

Date

Affiant Signature

2/28/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of Feburary, 20 25.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY