THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-4986
Parcel ID: 142-09-0A-006.00

Property Address:
851 Todd Preis Drive, Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1244073 DEEDWARR
03/06/2025 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250306-0017079

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Alcova Mortgage, LLC
308 Market St. SE
Roanoke, VA 24011

Name and Address of New Owner:
Jacob Johnston
851 Todd Preis Drive
Nashville, TN 37221

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **AUSTIN HANEY, a single man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JACOB JOHNSTON, an unmarried man, and WILLIAM MANN JOHNSTON, a married man, as joint tenants with right of survivorship**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 101-A on the Plan of Doral Country Villa Condominiums, Section I, said Plan of Record in Book 4860, Page 96, Register's Office for Davidson County, Tennessee, and being known as 851 Todd Preis Drive, Nashville, Tennessee 37221, together with each and all of the rights and appurtenance thereunto belonging, including each unit's undivided percentage interest in the land and general common elements, as fully described and set forth in a Master Deed, recorded in Book 5011, Page 395, as amended in Book 5015, Page 251, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants appended thereto, recorded in Book 5011, Page 395, as amended in Book 5015, Page 251, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to AUSTIN HANEY, a single man by Deed dated March 13, 2020 from KELLY J. WILSON and JASON S. JEANNETTE and BRIAN C. JEANNETTE, heirs and beneficiaries of SHARON G. JEANNETTE, recorded March 17, 2020, in Instrument Number 20200317-0029171, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 851 Todd Preis Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2025 Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Plat Book 4860, page 96, Register's Office for Davidson County, Tennessee.

3. Easement granted to Comcast of Nashville I, LLC as contained in Instrument Number 20180611-0055670, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowners Association as contained in Book 5220, page 112, Register's Office for Davidson Cunty, Tennessee.

5. Master Deed for Homeowners Association as contained in Book 5011, page 395, Book 5015, page 251, Book 5119, page 749, Book 5124, page 163, Book 5124, page 167, Book 5194, page 167, Book 5194, page 136, Instrument Number 20070504-0053687, Instrument Number 20070523-0061626 and Instrument Number 20151130-0120647, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 21 day of February, 2025.

AUSTIN HANEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named AUSTIN HANEY, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he, executed the within instrument for the purposes therein contained as his free act and deed.

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

Notary Public
My Commission Expires:
2-1-27

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $325,000.00.

Affiant

SWORN TO and subscribed before me on this 21 day of February, 2025.

Notary Public

My Commission Expires:
2-1-27

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 2-21-25 (date of document).

Affiant Signature

2-21-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of Februar, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

SANDY McCOLLUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY