WARRANTY DEED

Karen Johnson Davidson County
Batch# 1249515 DEEDWARR
03/24/2025 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250324-0021873

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Latosha Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/16/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Latosha Harris	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
(NAME) 2781 RIVER BEND DR	(NAME) 2781 RIVER BEND DR	062020A20200CO
(ADDRESS) NASHVILLE TN 37214	(ADDRESS) NASHVILLE TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Kelly Denise Johnson, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Latosha Harris, unmarried** , HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of River Trace Estates, Phase I, Section 3, as of record in Plat Book 6900, Page 615, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kelly Denise Johnson, a single woman, by virtue of that certain Warranty Deed dated April 11, 2023, and being of record at Instrument No. 20230413-00272588 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to CRT Investments, LLC by virtue of Warranty Deed dated March 6, 2023 at Instrument No. 20230307-0016174 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2781 River Bend Dr. Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 7th day of March, 2025.

Kelly Denise Johnson

Kelly Denise Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kelly Denise Johnson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of March, 2025.

Matt Deckard

Notary Public
My Commission Expires: 5/16/27

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 3/7/25

Affiant Signature

3/7/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 7 day of March, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028