WARRANTY DEED

Karen Johnson Davidson County
Batch# 1256497 DEEDWARR
04/04/2025 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20250404-0025723

File No. BC-25-337

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seamus Michael Hili and Kendall Phillips	**New Owner**	
(NAME) 4457 Pecan Valley Road	(NAME)	056 00 0 019.00
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(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, I/WE, **JAMES D. JOHNSON, LEWIS KENNEDY JOHNSON, AND WILLIAM DEWAYNE JOHNSON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEAMUS MICHAEL HILI AND KENDALL PHILLIPS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain tract or parcel of land lying and being in the 1st Councilmanic District of Davidson County, Tennessee, in the City of Nashville, and is more particularly described as follows:

Beginning at a Mag Nail (N) on the centerline of Pecan Valley Road, this being the southeast corner of other lands of Johnson (Inst. No.201301080002315) and the southwest corner of the property herein described and the Point Of Beginning of this survey, reference the centerline intersection of Pecan Valley Road and Back Creek at South 48°45'31" West, 366.8 feet, more or less; thence leaving the centerline of said road and coincident with east and then north line of other lands of Johnson for two calls: North 33°55'51" West, passing a ½" Rebar (N) with Sexton Cap at a distance of 20.00 feet and continuing on in all for a total distance of 160.15 feet to a ½" Rebar (N) with Sexton Cap, this being the northeast corner of other lands of Johnson; South 81°09'37" West, passing a ½" Rebar (N) with Sexton Cap on the east bank of Back Creek at a distance of 122.31 and continuing on an additional 15.00 feet for a total distance of 137.31 feet to a point in the center of Back Creek on the east line of Bernado (DB 4811/307), this being the northwest corner of other lands of Johnson and the westernmost corner of the property herein described, reference a Mag Nail (N) at North 19°54'51" East a distance of 2.64 feet; thence leaving Johnson and the center of Back Creek and coincident with the east line of Bernado North 22°14'37" East, 104.30 feet to a 1" Iron Pipe (O) with no cap on the east bank of Back Creek and 1.3 feet south of a fence, this being a common corner of Bernado and Dollarhide (Inst. No.202104080046842) and the northwest corner of the property herein described; thence leaving the east bank of Back Creek and Bernado and coincident with the line of Dollarhide for two calls: North 86°37'54" East, 195.47 feet ½" Rebar (O) with no cap 4.1 feet southwest of a fence corner, this being the northeast corner of the property herein described;

South 18°25'16" East, passing a ½" Rebar (O) with no cap at a distance of 159.56 feet and continuing on an additional 20.61 feet for a total distance of 180.17 feet to a Mag Nail (N) on the centerline of Pecan Valley Road, this being the southwest corner of Dollarhide and the southeast corner of the property herein described; thence leaving Dollarhide and coincident with the centerline of said road South 53°41'08" West, 82.50 feet to the Point of Beginning containing 0.73 acres, more or less, according to a survey performed by Christopher Blake Sexton, RLS 2400, 5125 Bridgemore Boulevard, Murfreesboro, Tennessee 37129 on March 14, 2024.

Being the same property conveyed to James Douglas Johnson, Lewis Kennedy Johnson and William Dewayne Johnson by Quit Claim Deed from Lewis Kennedy Johnson and William Dewayne Johnson, devisees under the last Will and Testament of William Douglas Johnson deceased of record in Instrument No. 20130108-0002314 Register's Office for Davidson County, Tennessee, dated January 7, 2013 and recorded on January 8, 2013.

This is property more commonly known as 4457 Pecan Valley Road, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 3rd day of April, 2025.

James D. Johnson

Lewis Kennedy Johnson

William Dewayne Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of April, 2025, before me personally appeared James D. Johnson, Lewis Kennedy Johnson and William Dewayne 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 3rd day of April, 2025.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Certificate of Authenticity

I, Ryan Lux, 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 **April 3, 2025**.

Date

Affiant Signature

April 3, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **3rd** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY