Name and Address of New Owner:
Send Tax Bills To:
Joshua Bradley Hammons and Kerri Annette Hammons
7100 Still Spring Hollow Drive
Nashville, TN 37221

Karen Johnson Davidson County
Batch # 1264459 DEEDWARR
04/24/2025 11 31 08 AM 2 pgs
Fees $13 00 Taxes $2,257 00
20250424-0031566

This Instrument Prepared By:
T. SCOTT DANIEL, ESQ.
Three Rivers Title, LLC
129 North Court Square
Waverly, TN 37185

Map & Parcel No: 128-16-0A-018-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **TED H. JOHNSON, AN UNMARRIED MAN**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **JOSHUA BRADLEY HAMMONS AND KERRI ANNETTE HAMMONS, HUSBAND AND WIFE,** "the Grantees," the following described real estate in Davidson County, Tennessee:

The property located in Davidson County, Tennessee being described as follows:

Being Lot No. 72 on the First Revision of Plat of Still Spring Hollow Subdivision, Section 1, Phase 1, recorded in Book 7900 page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ted H. Johnson by Warranty Deed from Greater Middle Tennessee Development Partnership, a Tennessee general Partnership composed of Trianon Development Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation dated 07/01/2004 and recorded on 07/07/2004 in Instrument 20040707-0080366, in the Register's Office for Davidson County, Tennessee.

Property Address: 7100 Still Spring Hollow Drive Nashville, TN 37221

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of April, 2025.

Theodore H Johnson (SEAL)
Ted H. Johnson

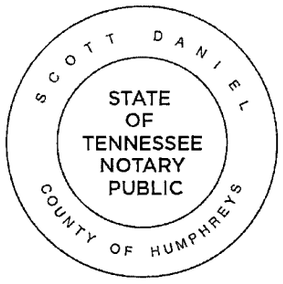
STATE OF TENNESSEE
COUNTY OF HUMPHREYS

On this 16th day of April, 2025, before me personally appeared Ted H. 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 16th day of April, 2025.

Notary Signature

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
August 21, 2027

AFFIDAVIT OF VALUE

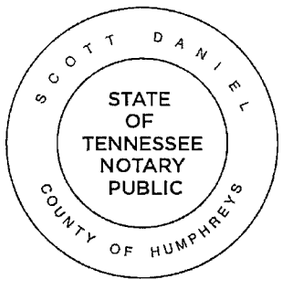
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under TENN. CODE ANN. §67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$610,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Theodore H Johnson
Affiant

STATE OF TENNESSEE
COUNTY OF HUMPHREYS

Sworn to and subscribed before me this 16th day of April, 2025.

Notary Signature
My commission expires: 08/21/2027



Online Notary Public
My Commission Expires
August 21, 2027

Notarized remotely using audio-video communication technology via Proof.