Karen Johnson Davidson County
Batch# 1269947 DEEDWARR
05/07/2025 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20250507-0035842

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of May, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ryan Johnson and Lauren E. Johnson | CMG Mortgage dba CMG Home Loans | 072110E00100CO |
| (NAME) 1702A Branch Street | (NAME) 3160 Crow Canyon Rd #400 | |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) San Ramon CA 94583 | |
| (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, WE,

**DAVID S. HALL AND SUSAN S. HALL, HUSBAND AND WIFE,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**RYAN JOHNSON AND LAUREN E. JOHNSON, HUSBAND AND WIFE,**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit A as shown on Exhibit "B' in the Declaration of Covenants, Conditions, and Restrictions for Branch Street Homes as Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument No. 20140402-0027146, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David S. Hall and Susan S. Hall, husband and wife by Deed dated March 13, 2015 from Chris Thomas Homes, LLC, recorded March 16, 2015, in Instrument Number 20150316-0022155, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1702A Branch Street, Nashville, TN 37216

LT&E File #21944

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(s) this 5th day of May, 2025

David S. Hall

Susan S. Hall

STATE OF FL
COUNTY OF St. Lucie

On this 7th day of May, 2025, before me personally appeared David S. Hall and Susan S. Hall, 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 5th day of May, 2025.

Notary Signature
My commission expires: 10-20-2027

GAIL S. KLEEMANN
Notary Public - State of Florida
Commission # HH 435848
My Comm. Expires Oct 20, 2027
Bonded through National Notary Assn.

LT&E File #21944

## True Copy Certification

I, **Pam Autry,** 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 this the 5th day of May, 2025.

Affiant Signature

Date 5/7/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028