Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson
Batch # 1271653
05/12/2025 08 50 37 AM
Fees $13 00 Taxes $2,830 50
20250512-0036918

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 9.5.28
(AFFIX SEAL)

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Justin Johnson and Catherine Johnson	SWBC Mortgage Corp	155 16 0A 014 00
(NAME) 5529 Traceside Dr	(NAME) 9311 San Pedro #100	
(ADDRESS) Nashville, TN 37221	(ADDRESS) San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Tiffanie M. Markus and John K Markus, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Justin Johnson and Catherine 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 located in Davidson County, Tennessee, being Lot No 133, Resubdivision of Traceside, Section One, of record in Plat Book 7900, Page 946 (erroneously referenced as Plat Book 9700, Page 946 in prior deeds), in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot

Being the same property conveyed to Tiffanie M Markus and John K Markus, wife and husband from Virginia M Crowell, Trustee of The Bernard G Crowell and/or Virginia M. Crowell Revocable Living Trust by Warranty Deed dated August 17, 2018 and recorded on August 22, 2018 in Instrument No 20180822-0083252, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) ll applicable government and zoning regulations

This is improved property, known as 5529 Traceside Dr , Nashville, TN 37221

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 our hands this 9th day of April, 2025

Tiffanie M Markus

John K Markus

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Tiffanie M Markus and John K Markus, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 9th day of April, 2025

Notary Public

My Commission Expires 6-21-25

(SEAL)

