WARRANTY DEED

File No. KS-25-9503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $718,000.00

Amy Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2025

Theresa R. Mills
Notary Public

MY COMMISSION EXPIRES: 1/28/28
(AFFIX SEAL)

THERESA R. MILLS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Johnson, Jr and Julie L. Johnson	Robert L. Johnson, Jr and Julie L. Johnson	
(NAME) 2712B Meadow Rose Drive, Unit B	(NAME) Same	083-08-0D-001.00-CO
(ADDRESS) Nashville, TN 37206	(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, **Sheryl Mustain, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Lee Johnson, Jr. and Julie Lynn Johnson, married**, 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:

Units 2A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2710 Meadow Rose Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20141215-0114619, in the Register's Office of Davidson, Tennessee to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sheryl Ann Mustain, unmarried by Warranty Deed from Burkett Homes, Inc., a Tennessee Corporation of record in Instrument No. 20170626-0064157 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 26, 2017.

This is property more commonly known as 2712B Meadow Rose Drive, Unit B, Nashville, TN 37206.

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.

Karen Johnson Davidson County
Batch# 1271801 DEEDWARR
05/12/2025 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,656.60
20250512-0037171

Witness my/our hand this 5th day of May, 2025.

Sheryl Mustain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of May, 2025, before me personally appeared Sheryl Mustain, 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: 8/24/27



Tennessee Certification of Electronic Document

I, Larry A. Rocconi, Jr. 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 5/9/2025 (date of document).

Affiant Signature

5/9/2025
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 9th day of May, 2025.

Theresa R. Mills
Notary's Signature

MY COMMISSION EXPIRES: 1/23/2028

NOTARY'S SEAL

