Karen Johnson Davidson County
Batch# 1272482 DEEDWARR
05/13/2025 02:21:30 PM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20250513-0037678

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
Ste. 202
Hendersonville, TN 37075
H-25-1924

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of May, 2025

Notary Public

Commission Expires: 8/19/28

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ashley Elizabeth Johnson and Don Johnson 624B Westboro Dr Nashville, TN 37209	NEW OWNER	090-12-4S-00200CO

WARRANTY DEED

FOR AND IN 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,

Slab & Block LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley Elizabeth Johnson and Don Johnson, a married couple

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 No. B on the Plan of Homes At 624 Westboro Drive, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240315-0017996, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Cynthia A. Price, a single person by Warranty Deed from Stacie C. Henderson, a single person of record in Instrument No. 20020613-0072145, Register's Office of Davidson County, Tennessee, dated May 30, 2002 and recorded June 13, 2002.

Being part of the same property conveyed to Cynthia Price and Brett price, as Trustees of the Cynthia Price Living Trust dated June 26, 2023 by Quitclaim Deed from Cynthia A. Price, a single person of record in Instrument No. 20230711-0052826, Register's Office of Davidson County, Tennessee, dated June 26, 2023 and recorded July 11, 2023.

Being part of the same property conveyed to BFH Enterprises, LLC by Quitclaim Deed from Brett Price, Trustee of the Cynthia Price Living Trust dated June 26, 2023 of record in Instrument No. 20240122-0003262, Register's Office of Davidson County, Tennessee, dated January 16, 2024 and recorded January 22, 2024.

Being a part of the same property conveyed to William David Reimann by Warranty Deed from BFH Enterpises, LLC of record in Instrument No. 20240223-0012441, Register's Office of Davidson County, Tennessee, dated February 16, 2024 and recorded February 23, 2024.

Being the same property conveyed to BFH Enterprises LLC, a Tennessee limited liability company by Quitclaim Deed from William David Reimann of record in Instrument No. 20240326-0020928, Register's Office of Davidson County, Tennessee, dated March 20, 2024 and recorded March 26, 2024.

Being the same property conveyed to Slab & Block LLC, by Warranty Deed from BFH Enterprises, LLC of record in Instrument No. 20240326-0020929, Register's Office of Davidson County, Tennessee, dated March 22, 2024 and recorded March 26, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 624B Westboro Dr, Nashville, TN 37209

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 so 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.

WARRANTY DEED

Dated this the 2nd day of May, 2025.

Slab & Block, LLC, a Tennessee Limited Liability Company

By: _____
Donald Francis Berschback, III, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____ of the state and county mentioned, personally appeared Donald Francis Berschback, III, Sole Member of Slab & Block, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Slab & Block, LLC, the within named bargainor, a Limited Liability Company, and that such Donald Francis Berschback, III, Sole Member of Slab & Block, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand, at office, this 2nd day of May, 2025.

_____
Notary Signature
My commission expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 5-2-25 (date of document).

Affiant Signature

5.2-25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 2nd day of May, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY