THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450646**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $659,500.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2025. Notary Public My Commission Expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Karen Johnson Davidson County
Batch# 1274198 DEEDWARR
05/16/2025 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,440.15
20250516-0038842

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mandy Johnson 7491 Stacy Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 142 02 0 052.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alex Joseph Lute, unmarried, and Janna Larimore, unmarried, Joint Tenants with Rights of Survivorship,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mandy Johnson, a single woman,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 97 on the plan of SECTION 2, CROSS TIMBERS, of record in Plat Book 3700, Page 92, Register's Office for said County

Said Lot No. 97, which is a corner lot, fronts 84.33 feet on the Easterly margin of Carriage Drive and fronts 115.0 feet on the Southerly margin of Stacy Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 115.3 feet on the Easterly line and 130.3 feet on the Southerly line to a point of intersection.

Being the same property conveyed to Alex Joseph Lute, unmarried, and Janna Larimore, unmarried, Joint Tenants with Rights of Survivorship, by Warranty Deed from Jennifer L. Hayes, a single person, of record in Instrument No. 20240802-0058734, in the Register's Office of Davidson County, Tennessee, dated August 01, 2024 and recorded on August 02, 2024.

Being the same property conveyed to Jennifer L. Hayes, a single person, by Warranty Deed from Robert L. Drinkwine, unmarried, of record in Instrument No. 20021001-0119244, in the Register's Office of Davidson County, Tennessee, dated September 30, 2002 and recorded on October 01, 2002.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, CROSS TIMBERS, as recorded in Plat Book 3700, Page(s) 92.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4064, Page 909, as amended in Book 4318, Page 652 and Book 5425, Page 362.

Easement recorded in Instrument No. 202505160038841.

This is improved property located at 7491 Stacy Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2025.

Alex Joseph Lute

Janna Larimore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alex Joseph Lute and Janna Larimore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2025.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. Le5862-mc

I, Kirsten Virden, 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 5/15/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 5/15/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of May, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

