Karen Johnson Davidson County
Batch# 1274258 DEEDWARR
05/19/2025 07:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20250519-0038913

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1079

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lauren Chiozza Johnson and Martin Hayes Johnson, Trustees of The Johnson Family Revocable Trust, dated April 7th, 2022**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kayla Babcock and Daryvon Bamarni**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Charlotte Park, Section 26 (formerly Beacon Square, Section 2) of record in Plat Book 3700, Page 91, 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 the same property conveyed to Martin H. Johnson, an unmarried man by Warranty Deed from Ziv Gottlieb, unmarried of record in Instrument No. 20200204-0012772 Register's Office for Davidson County, Tennessee, dated February 03, 2020 and recorded on February 04, 2020.

Being the same property conveyed to Lauren Chiozza Johnson and Martin Hayes Johnson, Trustees of the Johnson Family Revocable Trust, dated April 7th, 2022 and any amendments thereto by Quitclaim Deed from Martin H. Johnson and Lauren Chiozza Johnson, husband and wife of record in Instrument No. 20220419-0044717 Register's Office for Davidson County, Tennessee, dated April 07, 2022 and recorded on April 19, 2022.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6680 South Upton Court, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Kayla Babcock
Daryvon Bamarni
6680 South Upton Court
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
New Owners

TAX MAP-PARCEL #:
102-06-0-001.00

WITNESS THE EXECUTION HEREOF this 15th day of May, 2025.

The Johnson Family Revocable Trust, dated April 7th, 2022

Lauren Chiozza Johnson, Trustee

Lauren Chiozza Johnson, Trustee

Martin Hayes Johnson, Trustee

Martin Hayes Johnson, Trustees

State of Tennessee)
County of Davidson)

On this 15th day of May, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Lauren Chiozza Johnson and Martin Hayes Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Trustees of the maker, The Johnson Family Revocable Trust, dated April 7th, 2022, that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf of The Johnson Family Revocable Trust, dated April 7th, 2022, as Trustees.

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of Williamson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 599,900.00.**

Affiant

Sworn and subscribed before me on this the 16th day of May, 2025.

Shannon R. Richardson

Notary Public

SHANNON R. RICHARDSON TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 3-20-2028

Certificate of Authenticity

I, Alicia Hamilton, 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

Affiant Signature

5/16/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16th day of May, 2025.

Notary's Signature

My Commission Expires: 3.20.2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON