Return To: Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064

20251140R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $1,099,000.00 Affiant Subscribed and sworn to before me, this the 16th day of May, 2025 Notary Public My commission expires: 12/17/2028

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson
Batch # 1275316
05/20/2025 09:26:56 AM
Fees $18.00 Taxes $4,066.30

Davidson County
DEEDWARR
3 pgs

20250520-0039578

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To	Information for Reference Purposes:
Max Johnson and Kathleen Johnson	New Owner(s)	**188-00-0-039.00**
701 Battle Road		
Nolensville, TN 37135		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Russell D. Ward and wife, Mary Ann Ward

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Max Johnson and Kathleen Johnson, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT.

A certain tract or parcel of land lying and being situated in the First Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod in the easterly margin of Battle Road, said point being 2878 feet more or less south of the intersection of Caruthers Road and being the northwest corner of the property herein described

Thence, leaving said road, S 76 deg. 46 min. 10 sec. E, a distance of 44.89 feet to an iron rod.

Thence, S 02 deg. 15 min. 34 sec. W. a distance of 378.66 feet to an iron rod;

Thence, S 87 deg. 44 min. 26 sec. E. a distance of 135.00 feet to an iron rod,

Thence, S 02 deg. 15 min. 34 sec. W. a distance of 300.04 feet to an iron rod;

Thence, S 87 deg. 44 min. 26 sec. E. a distance of 246.05 feet to an iron rod;

Thence, S 11 deg. 07 min. 12 sec. W. a distance of 428.80 feet to an iron rod;

Thence, N 87 deg. 26 min. 11 sec. W. a distance of 365.00 feet to an iron rod;

Thence, N 02 deg. 15 min. 34 sec. E. a distance of 1051.38 feet to an iron rod;

Thence, N 01 deg. 34 min. 25 sec. W. a distance of 28.08 feet to an iron rod in the margin of Battle Road,

Thence, with said road and around a curve having a central angle of 07 deg. 37 min. 08 sec. a radius of 230.35 feet, a tangent of 15.34 feet, a length of 30.63 feet to a chord which bears N 17 deg. 02 min. 24 sec.

E. for a distance of 30.61 feet to the point of beginning and containing 242917.28 square feet or 5.57 acres of land more or less, according to description prepared by Allen Trumbo, TLR #1127, Land Surveying Consultants.

Being the same property conveyed to RUSSELL D. WARD AND WIFE, MARY ANN WARD, by Warranty Deed from STANLEY D ROBERTS AND WIFE, CHARLOTTE A ROBERTS, of record in Instrument No 20030606-0078593, dated May 30, 2003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 701 Battle Road, Nolensville, TN 37135.

[signatures appear on the following page]

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 MY/OUR HANDS EFFECTIVE AS OF 16th day of May, 2025.

Russell D. Ward

Russell D. Ward

Mary Ann Ward

Mary Ann Ward

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Russell D Ward and Mary Ann Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 16th day of May, 2025

My Commission Expires: 1/14/26

Sydney Lasch

Notary Public

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY