WHEN RECORDED RETURN TO
Return to: Momentum Title, LLC
271 Robert Rose Dr
Murfreesboro, TN 37130
File No: 6-5994-KP

Karen Johnson Davidson County
Batch# 1284725 DEEDWARR
06/16/2025 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20250616-0046793

SLTE#2567

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Brian Houry and Alexandria Zaobidny	New Owner	Map: 181-01-OB-
6604 Sunnywood Drive		Parcels:285.00CO
Nashville, TN 37211		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Allison Provine Johnston, married,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Brian James Houry and Alexandria Marie Zaobidny, husband and wife,** (The "Grantees"), their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Section Two of Phase Three, 2nd Addition to Sugar Valley, an RS10 Cluster Lot Subdivision, of record in Instrument No. 20140506-0038378, said Register's Office, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Allison Dianne Provine, unmarried by quitclaim deed from Allison Provine Walker, a unmarried of record in Instrument No. 20191003-0100991, said Register's Office. The said Allison Dianne Provine having since married and is now known as Allison Provine Johnston.

The said Allison Dianne Provine is one and the same person as Allison Provine Walker.

Jacob H. Johnston joins in this conveyance, with the consent of the Grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the said property, if any.

This is the same legal description used in previous deeds of record.

This conveyance is subject to the following:

1. 2025 Taxes, a lien now due and payable.
2. Restrictions of record in Book 11069, page 14, Instrument No. 20140430-0036256, 20040203-0013041, 20040623-0074495, 20060322-0032693, 20071214-0143932 and in Instrument No. 20140430-0036256, said Register's Office.
3. Easement for Dedication of perpetual entrance wall of record in Instrument No. 20040205-0014018, said Register's Office.
4. Easement for stormwater detention agreement of record in Instrument No. 20040305-0025147, 20040723-0088186, 20060809-097605, said Register's Office.
5. Easement for agreement for drainage appurtenances of record in Instrument No. 20110708-0052329, said Register's Office.
6. Any and all matters appearing on the plat of record in Instrument No. 20140506-0038378, said Register's Office.
7. Any and all matters appearing on the plan of record in Plat Instrument 20140506-0038378, said Register's Office.

This is an improved property commonly known as 6604 Sunnywood Drive, Nashville, TN 37211.

[STATE OF TENNESSEE]
[COUNTY OF ~~WILLIAMSON~~] Rutherford KP

The actual consideration or value, whichever is greater for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me this 11th day of June, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary public:
My commission expires: 8/21/27

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 11th day of June, 2025.

ALLISON PROVINE JOHNSTON

JACOB H. JOHNSTON

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALLISON PROVINE JOHNSTON AND JACOB H. JOHNSTON with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 11th day of June, 2025.

Notary Public
My Commission Expires: 10/14/2026

JUDY PAINTER-ROSE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Emma Howard, 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 6/11/2025 (date of document).

Affiant Signature

6/11/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11 day of JUNE, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL