Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1284787
06/16/2025 12 37 10 PM
Fees $13 00 Taxes $1,831 50

Davidson County
DEEDWARR
2 pgs

20250616-0046884

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000 00

M. Alexis Beaman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2025

Mackenzie Baltz
Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc , 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No 25-CD-189

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP & PARCEL NO (S)
Lauren M Askew,		160160C08400CO
(NAME) 512 Old Towne Drive	(NAME) New Owner	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Ninety-Five Thousand And No/100 Dollars ($495,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARY N MATTSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAUREN M ASKEW, UNMARRIED , 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 Number 84 on the Plan of The Terraces at Brentwood Chase, of record in Instrument No 20001103-0109137, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Mary N Mattson by Warranty Deed from Emily E Hansen, dated August 25, 2004, recorded August 27, 2004, of record in Instrument No 20040827-0104138, Register's Office for Davidson County, Tennessee

**Jeffrey S Johnson, joins in this conveyance to relinquish any marital rights in the property

unimproved ☐
This is improved ☒ property, known as 512 Old Towne Drive, Brentwood, TN 37027
(House No) (Street) (P O. Address) (City or Town) (Postal Zip)

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 do 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

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 13 day of June 2025

Mary N Mattson

Jeffrey S Johnson

STATE OF TENNESSEE,
COUNTY OF Williamson

On this 13 day of June 2025, before me personally appeared Mary N Mattson and Jeffrey S Johnson to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed

Witness my hand and official seal at Franklin, Tennessee this 13 day of June 2025

Commission Expires _____

Notary Public

LEAH A TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028