WARRANTY DEED

RETURN TO
Stewart Title Company
1152 College Street
Clarksville, TN 37040
File # 2600950

PHILLIP R SYKES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF Tennessee
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$575,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE June 12, 2025

Notary Public

MY COMMISSION EXPIRES : 8-18-27

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sidney Johnson	Same	098 02 0A 016.00
(NAME) 2280 Highway 76	"	
(ADDRESS) Adams TN 37010	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF FIVE HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Blackstone Builders Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sidney Johnson, a married person

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:

Being Lot 16 on the Plan of Deerfield Pointe as recorded in Instrument No. 201702010010846, Register's Office for Davidson County, Tn to which plan reference is hereby made for a more accurate legal description.
Being the same property conveyed to Blackstone Builders Inc by deed from AMS Trust, of record in Instrument No. 20240112-0002735, dated 1/12/2024, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **7148 Silverwood Trail, Hermitage, TN 37076**
(House Number) (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.

Karen Johnson Davidson County
Batch# 1285444 DEEDWARR
06/17/2025 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20250617-0047752

Witness my/our hand(s) this **11th** day of **June, 2025.**

Blackstone Builders Inc, CD Rushing, President

STATE OF Tennessee

COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared CD Rushing with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged him or herself to be the President of Blackstone Builders Inc the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand at office on **11th day of June, 2025.**

Notary Public. My Commission Expires: 4/26/26

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, PHILLIP R. SYKES, 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: 6/12/2025

PHILLIP R. SYKES
Attorney or Custodian
1152 College Street
Clarksville, TN 37040

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 12th day of June, 2025.

Notary Public

My Commission Expires: 7/15/2028

