Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 1292115 DEEDWARR
06/30/2025 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $865.80
20250630-0051497

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $234,000.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2025.

Notary Public
My Commission Expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 2025-1152

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kathryn A. Bennett	Guaranteed Rate, Inc	
2831 Lake Forest Dr Nashville, TN37217	3940 N Ravenswood Ave Chicago, IL 60613	136-10-0A-030.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Christina N. Maxwell now known as Christina Noel Maxwell Johnson, a married woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kathryn A. Bennett, a single woman **unmarried**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, Unit No. 11 on the Plan of Priest Lake Forest, Section Three, of record in Plat Book 5800, Page 263, amending Plat Book 5800, Page 161, and as established by Master Deed recorded in Book 5931, Page 645 and Book 6123, Page 175 and amendments toMaster Deed recorded in Book 6106, Page 610, Book 6123, Page 175, Book 6124, Page 956, Book 6145, Page 435; Book 6199, Page 270 and Instrument No. 20090602-0050792, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christina N. Maxwell, a single woman by Warranty Deed from Gustavo Rodriguez, married of record in Instrument No. 20170427-0041356 Register's Office for Davidson County, Tennessee, dated April 20, 2017 and recorded on April 27, 2017.

William Tyler Johnson joins in this conveyance to convey any marital or dower interest he may have if any.

This conveyance is subject to any and all restrictions and easements of record.

This is ____ improved _____unimproved property and the address of the herein described property is believed to be 2831 Lake Forest Dr, #11, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

Witness my hands this 26th day of June, 2025.

Christina Noel Maxwell Johnson

Christina N. Maxwell Johnson

William Tyler Johnson

William Tyler Johnson

STATE OF Florida
COUNTY OF Leon

On this 26th day of June, 2025, before me personally appeared Christina N. Maxwell Johnson and William Tyler Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of June, 2025.

Notary Signature
My commission expires: 09/25/2025

Notarized online using audio-video communication



Certificate of Authenticity

I, Kimbra Spann, 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 06/26/2025.

Date

Affiant Signature

6/30/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of June, 20 25.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY