Karen Johnson Davidson County
Batch# 1292579 DEEDWARR
07/02/2025 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20250702-0052098

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 8/3/26 (AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Y-OPR-25-379

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brenton Adcox and Hilary Luc	Plaza Home Mortgage, Inc.	
(NAME)	(NAME)	**161-11-0A-037.00-CO**
379 Huntington Ridge Drive	9808 Scranton Rd, Suite 3000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Diego CA 92121	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **LORNE JOHNSON, MARRIED AND ANDREA JOHNSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRENTON ADCOX AND HILARY LUC, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 37 on the Plan of Huntington Ridge Townhouse, as of record in Plat Book 4675, page 9, as Revised in Plat Book 9700, Page 846, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lorne Johnson and wife, Andrea Johnson by Warranty Deed from Carol Driver and husband, Franklin Brooks Driver of record in Instrument No. 20060313-0028875 Register's Office for Davidson County, Tennessee, dated February 17, 2006 and recorded on March 13, 2006.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 4675, Page 9 and Plat Book 9700, page 846, Register's Office for Davidson County, Tennessee.
- Covenants, conditions and Restrictions of record in Book 4729, Page 687; amended in Book 4889, Page 905 and in Book 5394, Page 243, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7423, Page 762; amended in Instrument No. 200803240029069, Instrument No. 201103310024865, and in Instrument No. 201307240076332, in the Register's Office for Davidson County, Tennessee.
- Charter of Huntington Ridge Townhouse Homeowners Association, Inc. in Book 4729, Page 682, Register's Office for Davidson County, Tennessee.
- Charter of Huntington Ridge Townhouse Development Corp. in Book 4890, Page 84, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Book 9732, Page 308; Book 9732, Page 551; Book 9775, Page 308; and in Book 11345, Page 59, in the Register's Office for Davidson County, Tennessee.
- Deed to Huntington Ridge Townhouse Development Corp. in Book 4529, Page 827, in the Register's Office for Davidson County, Tennessee.
- Dedication of Common Areas to HOA of record in Book 4742, Page 570, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20140902-0079897, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **379 Huntington Ridge Drive, Nashville, Tennessee 37211**.

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 hand(s) this the 1st DAY OF JULY, 2025.

Lorne Johnson

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORNE JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Andrea Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREA JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

I, Andy Maloney, 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 7/1/2025 (date of document).

Affiant Signature
Date 7/1/2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202507020052098