Karen Johnson Davidson County
Batch# 1296919 DEEDWARR
07/11/2025 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20250711-0054853

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES 3/22/26
(AFFIX SEAL)

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pike, Suite 210, Nashville, Tennessee 37215

File No.: NAS1494-25

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
VACO Investments LLC	New owner	033-04-0-051.00
(NAME)	(NAME)	
1103 Forest Harbor Dr		
(ADDRESS)	(ADDRESS)	
Hendersonville TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KEITH JOHNSON AND JESSICA JOHNSON, DIVORCED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VACO INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 know as Lot No. 38 on the Plan of Gatewood, Section 1, as of record in Book 3300, Page(s) 47 thru 52, inclusive, Register's Office for Davidson County, Tennessee.

EXCEPT the following INCLUDED in the above description but EXCLUDED from this conveyance, the following described property, to-wit:

Beginning at a point in the Northeast corner of said Lot No. 38, and runs with the East line of said Lot Southerly 25 feet to a point; thence North 62 degrees 39 minutes 05 seconds West, 128 feet to a point; thence South 27 degrees 20 minutes 55 seconds West, 113 feet to a point in the East margin of Hardaway Drive; thence with said margin Northerly 105 feet to a point; thence with said margin and continuing with the South margin of Alta Loma Road around a curve to the right 50 feet to a point; thence

continuing with the South margin of Alta Loma Road South 62 degrees 39 minutes 05 seconds East, 130 feet to the point of beginning. Said conveyance being made to the State of Tennessee by Judgment record in Book 4104, Page 542 to which reference is hereby made.

Being the same property conveyed to Keith Johnson and Jessica Johnson, as Husband and Wife by Warranty Deed from Joyce White, Carol Grice, and Douglas Wilford Cotton, III, as Tenants in Common of record in Instrument No. 20240520-0036980 Register's Office for Davidson County, Tennessee, dated May 15, 2024 and recorded on May 20, 2024.

This is:

unimproved ☐

improved ☒ property, known as 601 Alta Loma Rd, Goodlettsville, TN 37072-2643

(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.

Witness our hands this 9th day of July, 2025.

Keith Johnson

Jessica Johnson

State of Tennessee
County of Davidson

On this 9th day of July, 2025, before me personally appeared Keith Johnson and Jessica 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 (or person's) free act and deed.

Witness my hand, at office, this 9th day of July, 2025.

Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7/9/25 (date of document).

Affiant Signature

7/9/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

