Karen Johnson Davidson County
Batch# 1300671 DEEDWARR
07/22/2025 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20250722-0057769

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-2977

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18 day of July, 2025

Notary Public

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anthony D. Johnston, Kevin M. Johnston, and Diane M. Johnston 2900 Edwin Way #106 Nashville, TN 37207	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	072-05-0O-072.00-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, I/WE,

Jaclyn R. Mann, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony D. Johnston, an unmarried man, and Kevin M. Johnston and Diane M. Johnston, husband and wife, as joint tenants with right of survivorship

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 106B, High View Flats, as established under Master Declaration of record in Instrument No. 20200922-0108662, and Declaration for High View Flats of record in Instrument No 20201216-0148644, as amended at Instrument No 20210204-0016515, Instrument No 20220105-0002261, and Instrument No. 20230406-0025207, and Instrument No 20230614-0045438 in the Register's Office, Davidson County, Tennessee, to which master declaration reference is hereby made for a more particular description of said unit being depicted on Exhibit "B" to said Declaration, together

with an undivided interest in the common elements as shown on said master deed

Being a portion of the same property conveyed to High View Flats, LLC, a Tennessee Limited Liability Company by Warranty Deed from LVH, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200923-0109430 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020 and Scrivener's Affidavit recorded on May 03, 2021 in Instrument No. 20210503-0058959.

Being the same property conveyed to Jaclyn R. Mann, an unmarried woman by Warranty Deed from High View Flats LLC, a Tennessee Limited Liability Company of record in Instrument No. 20231024-0083336 Register's Office for Davidson County, Tennessee, dated October 23, 2023 and recorded on October 24, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2900 Edwin Way #106, Nashville, TN 37207

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 so 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.

Dated this the 17th day of July, 2025.

Jaclyn R. Mann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2025, before me personally appeared Jaclyn R. Mann, 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 17th day of July, 2025.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 July 17 2025.

Affiant Signature – Joshua A. Terry

7/18/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/18/2025.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON