WARRANTY DEED

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson
Batch # 1304021
07/31/2025 09 41 31 AM
Fees $13 00 Taxes $1,143 30

Davidson County
DEEDWARR
2 pgs

20250731-0060507

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July 2025.

Notary Public

MY COMMISSION EXPIRES: 4/26/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elise Stuart	Same	062-02-0A-081.00
(NAME)	(NAME)	
2722 River Bend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, I/we Christy Marie Johnson, unmarried, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Elise Stuart, _____hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 65 B on the Plan of River Trace Estates, Phase I, Section I, of record in Book 6250, Page 996 and 997, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.

Being the same property conveyed to Lawrence C. Johnson and wife, Rose M. Johnson by warranty deed from Ken Lokey Homes, Inc. of record in Book 7971, Page 737, Register's Office for Davidson County, Tennessee. The said Lawrence C. Johnson died 09/11/2015, leaving Rose M. Johnson as the surviving tenant by the entirety. The said Rose M. Johnson died intestate on 11/10/2020, leaving Christy Marie Johnson, Yolande Johnson Welch and Randell Johnson as her only heirs at law. See Affidavit of Heirship of record in Instrument No. 20250731-0060505, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christy Marie Johnson and Yolande Johnson Welch by Executor's Quitclaim Deed from Christy Marie Johnson, the duly appointed Administrator of the Estate of Rose Marie Johnson, deceased, dated 02/09/2022, of record in Instrument No. 20220223-0020394, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christy Marie Johnson, unmarried by Quitclaim Deed from Yolande Johnson Welch, dated 02/09/2022, of record in Instrument No. 20220304-0024944, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christy Marie Johnson, unmarried by Quitclaim Deed from Randell Johnson dated 07/21/2025 and recorded of record in Instrument No. 20250731-0060506 Register's Office for Davidson County, Tennessee.

File No.: 2669392
Warranty Deed TN

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2722 River Bend Drive, Nashville, TN 37214

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 21st day of July, 2025.

Christy Marie Johnson

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christy Marie Johnson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of July, 2025.

Notary Public
My Commission Expires: _____

JANET L ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

RETURN TO:
Stewart Title Company
103 S Broadway St
Portland, TN 37148