Karen Johnson
Batch # 1304199
07/31/2025 02 04 23 PM
Fees $13 00 Taxes $1,478 15
Davidson County
DEEDWARR
2 pgs
20250731-0060805

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64142
Dav Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carly Cinco 4908 Alexis Drive Antioch, TN 37013	United Wholesale Mortgage, LLC, ISAOA/ATIMA 585 South Blvd E Pontiac, MI 48341

TAX MAP PARCEL NUMBERS: 173040A18600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$399,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Chris Johnson, as Successor Trustee underThe Carl Johnson Living Trust dated February 25, 2025, and as Executor under the Will of Carl Johnson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carly Cinco and Kristian Paul Cinco, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No 186 on the Plan of Oak Highlands Phase 1, of record in Book 6900, pages 432-435, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carl A. Johnson by Warranty Deed from Jimmy Lee and wife, Ting Ling Sia, dated November 30, 2000, and recorded on December 1, 2000, of record in Instrument No 20001201-0118030, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 25, 2025, recorded March 10, 2025, of record in Instrument No. 20250310-0017675, said Register's Office, subject property was conveyed to Carl A. Johnson, as Trustee of the Carl Johnson living Trust, dated February 25, 2025. The said Carl A. Johnson has since died. The Carl Johnson Living Trust, dated February 25, 2025, appointed Chris Johnson, as successor Trustee under said Trust. The Will of Carl Johnson, of record in Case No. 25P986, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed the said Chris Johnson as Executor under said Will.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to· Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 432-435, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is herby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7350, page 24, rerecorded in Book 7367, page 587, amended in Book 8765, page 77, Book 8765, page 90, Instrument No. 200004280042354, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Dedication of Sidewalk Right of Way of record in Instrument No. 20220713-0080659, said Register's Office. Charter of Oak Highlands Homeowner's Association, Inc of record in Book 7337 page 529, amended in Book 8765, page 100, Instrument No. 20070807-0093758, said Register's Office.

This is improved property, known as 4908 Alexis Drive, Antioch, TN 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25 day of JULY, 2025.

The Carl Johnson Living Trust
dated February 25, 2025

Chris Johnson, Trustee
Chris Johnson, as Successor Trustee

Chris Johnson, Executor
Chris Johnson, as Executor

State of Washington
County of Pierce

On this 25 day of July, 2025, before me the undersigned authority, personally appeared Chris Johnson as Executor and Trustee of The Carl Johnson Living Trust dated February 25, 2025, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: Oct 9, 2026

BIANCA M PEREZ
Notary Public
State of Washington
Commission # 181386
My Comm. Expires Oct 9, 2026

State of Washington
County of Pierce

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $399,500.00.

Affiant

Sworn and subscribed before me this 25 day of July, 2025

Notary

My Commission Expires: Oct 9, 2026

BIANCA M PEREZ
Notary Public
State of Washington
Commission # 181386
My Comm. Expires Oct 9, 2026