WARRANTY DEED

Karen Johnson Davidson County
Batch# 1307141 DEEDWARR
08/11/2025 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20250811-0063391

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0290

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alexander Mark Saber	New Owner	Map: 051-14-0-A-054.00
(NAME) 2305 Golden Oak Ct	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($485,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES R. JOHNSON AND JUDITH B. JOHNSON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALEXANDER MARK SABER,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 54 on the Plan of Oakwood Estates of record in Instrument 200005050045404, Register's Office for Davidson County, TN to which reference is hereby made for a more complete description.

Being the same property conveyed to James R. Johnson and Judith B. Johnson, husband and wife, as tenants by the entireties, by Quitclaim Deed from James R. Johnson, Trustee of the Johnson Revocable Trust dated May 3, 2012 and Judith B. Johnson, Trustee of the Johnson Revocable Trust dated May 3,

2012, of record in Instrument No. 20170825-0087690, dated August 18, 2017, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record inInstrument No. 200005050045404, said Register's Office; (3) Charter for Homeowners Association of record in Instrument No. 200008070078337, in the Register's Office for Davidson County, Tennessee; (4) Storm Water Detention Agreement of record in Instrument No. 200001270008714, in the Register's Office for Davidson County, Tennessee; (5) Sanitary Sewer and/or Storm Drainage Easement of record in Book 6807, Page 854, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 200007130069428, amended in Instrument No. 20001002-0096900, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2305 Golden Oak Ct, Madison, TN 37115
(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 7th day of August, 2025.

James R. Johnson

Judith B. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 7th day of August, 2025.

My Commission Expires: 1/24/28

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Ryan Lux, 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 **August 7, 2025**.

Date

Affiant Signature

August 7, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **7th** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029