Name and Address of New Owner:
Elliott Andrew Lakin
Dry Fork Road
Whites Creek, TN 37189

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Mason Lillie powered by Bell Land
231 Public Square, Ste 220
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1308799 DEEDWARR
08/12/2025 10:13:30 AM 4 pgs
Fees: $23.00 Taxes: $255.30
20250812-0063987

Map & Parcel No: 048-00-0-082.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ethan Johnson and Alyssa Graham Johnson, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto, **Elliott Andrew Lakin, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

A certain tract or parcel of land situate in Davidson County, State of Tennessee, being more particularly described as follows:
Beginning at a point in the center of Dry Fork Road, this point being the S.W. corner of a tract belonging to E.E. Horner, this point being Westerly along the center of Dry Fork Road 1,955.45 feet from the center of Clarksville Highway;
thence along the center of Dry Fork Road South 56 degrees 20 minutes East for a distance of 257.40 feet to a point, this being the S.E. corner of the E.E. Horner property; thence continuing along the center of Dry Fork Road South 67
degrees 25 minutes 55 seconds East for a distance of 116.60 feet to a point; thence South 75 degrees 05 minutes East for a distance of 534.05 feet to a point; thence South 85 degrees 19 minutes East for a distance of 106.00 feet to
a point in center of said road; thence leaving said Dry Fork Road South 84 degrees 15 minutes West for a distance of 945.40 feet to an iron pin by a fence post; thence along a fence line North 2 degrees 05 minutes East for a distance
of 426.90 feet to the Point of Beginning, containing in all 4.80 acres.

Being the same property conveyed to Ethan Johnson and Alyssa Graham Johnson, husband and wife, by Warranty Deed from William Porter, Married, of record in Instrument No. 20200320-0030837, in the Register's Office of Davidson County, Tennessee, dated March 20, 2020, and recorded on March 20, 2020.

This property more commonly known as 0 Dry Fork Road, Whites Creek TN 37189.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of July, 2025.

_____(SEAL)
Ethan Johnson

_____(SEAL)
Alyssa Graham Johnson

STATE OF MINNESOTA
COUNTY OF HENNEPIN

On this 30th day of July, 2025, before me personally appeared Ethan Johnson and Alyssa Graham 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's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2025.

_____
Notary Signature
My commission expires: 01/31/2030

CHERYL A POEPPING
Notary Public
Minnesota
My Commission Expires
Jan 31, 2030

Tennessee Certification of Electronic Document

I, Maile Gentry, 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 30, 2025 (date of document).

Affiant Signature

August 5, 2025

Date

State of Florida

County of Palm Beach

Sworn to and subscribed before me this 5th day of August, 2025.

MARY MELLO
Commission # HH 400055
Expires September 18, 2027

Mary Mello
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $69,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Zo A Gaty

STATE OF Florida
COUNTY OF Palm Beach

Sworn to and subscribed before me this 30th day of July, 2025.

Notary Signature Mary Mello
My commission expires:

MARY MELLO
Commission # HH 400055
Expires September 18, 2027