Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1199

Karen Johnson Davidson County
Batch# 1316437 DEEDWARR
08/29/2025 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20250829-0069219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amanda Stone and Travis J. Stone, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Holt Johnson, an unmarried man**, 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. 133 on the Plan of Final Plat of Villages of Brentwood, Phase Ten-A of record in Plat Book 7900, Page 313, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amanda Stone and Travis J. Stone, wife and husband by Warranty Deed from Aubrey Lee Kelly, Jr and wife, Penny J. Kelly of record in Instrument No. 20180620-0059466, Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 20, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5324 Old Village Road, Nashville, TN 37211.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Holt Johnson **5324 Old Village Road** **Nashville, TN 37211**	Fairway Independent Mortgage Corporation 420 Marsh Lane Carrollton, TX 75007	**161-10-0B-134.00**

WITNESS THE EXECUTION HEREOF this 27th day of August, 2025.

Amanda Stone

Travis J. Stone

State of Tennessee)
County of Davidson)

On this 27th day of August, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Amanda Stone and Travis J. Stone, the bargainor(s), 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 Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 445,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of August, 2025.

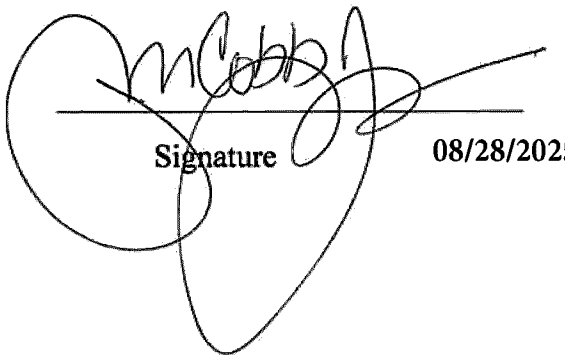
Notary Public

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **August 28, 2025.**



Signature 08/28/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 28th day of August, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

