THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1324335 DEEDWARR
09/19/2025 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20250919-0075063

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Kyle Gray and Morgan Brock 512 North 17th Street Nashville, TN 37206	NEW OWNER	083 06 0 439

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Chad M. Johnson and Chelsea Johnson (formerly known as Chelsea Small), husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Kyle Gray and Morgan Brock, husband and wife** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 512 North 17th Street, Nashville, TN 37206 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated in the Sixth Civil District and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Pantheon Subdivision a Resubdivision of Part of Lot 4 on the Map of W. L. Horn's Addition of record in Plat Instrument No. 20140107-0001845, 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 Chad M. Johnson and Chelsea Small, husband and wife, by Warranty Deed from Pantheon Development, LLC, dated December 19, 2014, and recorded January 5, 2015, of record as Instrument No. 20150105-0000634, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 512 North 17th Street, Nashville, TN 37206.

This conveyance is subject to all restrictions, easements and planning documents of record.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 16th day of September, 2025.

Chad M. Johnson

(Formerly known as Chelsea Small)
Chelsea Johnson (formerly known as Chelsea Small)

STATE OF NC

COUNTY OF Mecklenburg

On this 16th day of September, 2025, before me personally appeared Chad M. Johnson and Chelsea Johnson (formerly known as Chelsea Small), 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 16th day of September, 2025.

Notary Signature Kendall W Rew
My commission expires: 04/22/2030

KENDALL W REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2030

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $ 900,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 19th day of September, 2025.

Notary Public
My commission expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Barbara McGinty, 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 September 19, 2025 (date of document).

Affiant Signature

Date 9-19-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER