This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-6870-AJ

Karen Johnson Davidson County
Batch# 1326803 DEEDWARR
09/25/2025 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20250925-0076566

STATE OF TENNESSEE
COUNTY OF Davidson

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of September, 2025.

Notary Public
My Commission Expires: 3-20-28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alexandra Cummins 3102 Fyffe Lane Nashville, TN 37211	Churchill Mortgage 1749 Mallory Ln Ste 100 Brentwood, TN 37027	173 09 0A 765.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Reid L. Johnson and Cheryl D. Johnson, Co-Trustees of Reid and Cheryl Johnson Family Trust dated October 2, 2019** (individually and/or collectively, "Grantor"), transfer and convey unto **Alexandra Cummins, an unmarried woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 648 on the Plan of RESUBDIVISION OF LOTS 638 THROUGH 649, PHASE EIGHT, LENOX VILLAGE, of record in Plat at Instrument No. 20080508-0047734, 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 Reid L. Johnson and Cheryl D. Johnson, as Co-Trustees of the Reid and Cheryl Johnson Family Trust dated October 02, 2019, by Quitclaim Deed from Reid L. Johnson and wife, Cheryl D. Johnson, of record in Instrument No. 20230803-0060159, in the Register's Office of Davidson County, Tennessee, dated on June 26, 2023 and recorded on August 03, 2023.

Being the same property conveyed to Reid L. Johnson and wife, Cheryl D. Johnson, by Warranty Deed from Madelyn M. King, a married woman, of record in Instrument No. 20150518-0045500, in the Register's Office of Davidson County, Tennessee, dated on May 07, 2015 and recorded on May 18, 2015.

This is improved property located at: **3102 Fyffe Lane, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of September, 2025.

GRANTOR:

Reid and Cheryl Johnson Family Trust dated October 2, 2019

By: _____
Reid L. Johnson, Co-Trustee

By: _____
Cheryl D. Johnson, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reid L. Johnson and Cheryl D. Johnson, Co-Trustees of Reid and Cheryl Johnson Family Trust dated October 2, 2019, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of September, 2025.

_____
Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9/24/2025. (date of document).

Affiant Signature

9/25/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of Sept., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202509250076566