Karen Johnson Davidson County
Batch# 1327295 DEEDWARR
09/26/2025 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20250926-0076937

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-4748

SAMANTHA WHITTAKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 1-29-2028

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of September, 2025

Notary Public

Commission Expires: 29 JAN 2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Corey Jason Johnson 601 Rudolph Avenue Nashville, TN 37206	NEW OWNERS	083-06-0-345.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Bryan Douglas Smith, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Corey Jason Johnson

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

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of W. L. Horn's Spout Spring Addition of record in Plat Book 57, Page 106, in the Register's Office for Davidson County, Tennessee and being Lot "D" on the unrecorded subdivision of said Lot No. 2, described according to a survey made by Z. J. Wilkinson, Surveyor, September 4, 1940, as follows:

Beginning on the easterly margin of Rudolph Street at a point 150 feet north of the northerly margin of McEwen Avenue; thence with the easterly margin of said Street, northwardly 50 feet; thence at right angles eastwardly 170 feet to the westerly line of Lot No. 3; thence with said line southwardly 50 feet; thence at right angles westwardly 170 feet to the beginning.

Being the same property conveyed to Bryan Douglas Smith by Warranty Deed from Sally Wren Swan, unmarried, of record in Instrument No. 20140519-0042749, Register's Office for Davidson County, Tennessee, dated May 15, 2014 and recorded on May 19, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 601 Rudolph Avenue, Nashville, TN 37206

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 so 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.

Dated this the 25th day of September, 2025.

Bryan Douglas Smith

Bryan Douglas Smith

STATE OF Florida
COUNTY OF Duval

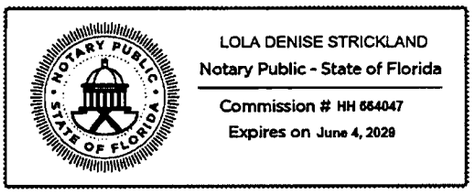
On this 25th day of September, 2025, before me virtually appeared Bryan Douglas Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of September, 2025.

Lola Denise Strickland

Lola Denise Strickland

Notary Signature
My commission expires: 06/04/2029



IL DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **9-25-2025**.

Affiant Signature — Date: **9-25-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **9-25-2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY