This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $295,100.00.

Affiant

Subscribed and sworn before me this the 29th day of September, 2025.

Notary Public
My commission expires:
9/16/29

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 1328537 DEEDWARR
10/01/2025 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.87
20251001-0077916

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bryan Johnson 4872 Cimarron Way Antioch, TN 37013	New Owner	162-03-0 032.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ELIZABETH A. SANFORD, AN UMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRYAN JOHNSON, A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Apache Hills, Section III, of record in Plat Book 4175, Page 9, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Elizabeth A. Sanford by Quitclaim Deed from Bruce Sanford, dated 12/16/2020 and recorded 12/17/2020 in Instrument No. 20201217-0149685, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to Elizabeth A. Sanford and spouse, Bruce Sanford by Quitclaim Deed from Elizabeth A. Pawloski a/k/a Elizabeth A. Garifine, dated 8/26/2004 and recorded 10/11/2004 in Instrument No. 20041011-0122264, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to Elizabeth A. Pawloski, unmarried, by Warranty Deed from Joseph A. Fields and wife, Wendy S. Fields, dated 10/9/1992 and recorded 10/15/1992 in Book 8757, Page 560, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4872 Cimarron Way, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

EAS

Witness my hand this the 29th day of September, 2025.

Elizabeth A. Sanford
Elizabeth A. Sanford

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elizabeth A. Sanford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2025.

My commission expires: 4/17/26

Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

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 certified true and exact copy of the original document executed and authenticated according to law on 09/30/2025.

Affiant Signature

09/30/2025

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY