WARRANTY DEED

Karen Johnson Davidson County
Batch# 1333921 DEEDWARR
10/15/2025 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $958.30
20251015-0082089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00.

Kirsten Vorder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5 9 26
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0415

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yenifer Ayala and Delmy Gaitan	New Owner	Map: 150-03-0-234.00
(NAME) 3509 Gondola Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-NINE THOUSAND AND NO/100 DOLLARS ($259,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID ALAN JOHANSON, TRUSTEE OF THE DAVID ALAN JOHANSON REVOCABLE LIVING TRUST DATED JANUARY 17, 2025,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

YENIFER YASLIN AYALA, UNMARRIED AND DELMY GAITAN, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

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

BEING Lot No. 112-A, Zone Lot Division, Lot Nos. 109-114, Chelsea of Priest Lake, of record in Plat Book 6900, Page 142, amending Section 2-A in Plat Book 6250, Page 423, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Angel Johanson and Stephen Nesbitt as Trustees of The David Alan Johanson Revocable Living Trust, dated January 17, 2025, by deed from David Johanson, not married, of

record in Instrument No. 20250122-0005024, dated January 17, 2025, Register's Office for said County. See also Deed of Correction of record in Instrument No. 202510150082088, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 142, amending Plat Book 6250, Page 423, said Register's Office; (3) Deed of Conveyance for Water and Sewer Lines to Metropolitan Government of Nashville and Davidson County of record in Book 6932, Page 57 and Book 6932, Page 93, in the Register's Office for Davidson County, Tennessee; (4) Easement to Beazer Homes described in Deed of record in Book 10400, Page 346, in the Register's Office for Davidson County, Tennessee; (5) Deed of Easement to Beazer Homes of record in Book 10400, Page 342, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6213, Page 806, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3509 Gondola Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this 10th day of October, 2025.

The David Alan Johanson Revocable Living Trust dated January 17, 2025

BY: _____
David Alan Johanson
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Alan Johanson, Trustee of the The David Alan Johanson Revocable Living Trust dated January 17, 2025, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of the The David Alan Johanson Revocable Living Trust dated January 17, 2025, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of David Alan Johanson, as Trustee.

Witness my hand and official seal this 10th day of October, 2025.

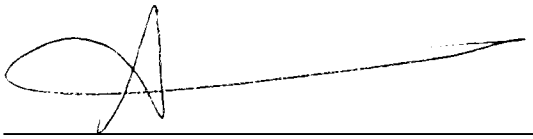
My commission expires: 1/24/28

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 10/10/2025.



Affiant Signature

10/10/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10/10/2025.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal