Name and Address of New Owner:
Jeremy Russell and Kate Craig Grant
2616 Mountain Laurel Drive
Antioch, TN 37013

Send Tax Bills To: NEW OWNER
2616 MOUNTAIN LAUREL DR
ANTIOCH, TN 37013

Karen Johnson Davidson County
Batch# 1341573 DEEDWARR
11/03/2025 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,920.30
20251103-0087348

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 149-06-0-048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dayna Anne Johnson, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeremy Russell, an unmarried man and Kate Craig Grant, an unmarried woman, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Pebble Creek, Section 5-A, of record in Book 5210, Page 309, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Dayna Anne Johnson, an unmarried woman by Warranty Deed from Jose Hurtado, married dated March 22, 2023 and recorded on March 23, 2013 of record as Instrument No. 20230323-0021105, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of October, 2025.

_____ (SEAL)
Dayna Anne Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of October, 2025, before me personally appeared Dayna Anne Johnson, 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 28th day of October, 2025.

_____
Notary Signature
My commission expires: 3/6/29

DELANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 under 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 $519,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kimberly Beard
(Affiant)

Sworn to and subscribed before me this 28th day of October, 2025.

_____
Notary Public
My commission expires: 1/25/26
File No. 2025-8444-RS

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 10/28/25 (date of document).

Affiant Signature

11/3/2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 of NOV, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26