Karen Johnson Davidson County
Batch# 1342570 DEEDWARR
11/06/2025 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20251106-0088626

**Prepared By & Return To:**
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-5097

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Grace M Youngblood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 day of November, 2025

Notary Public

Commission Expires: _____

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Grace M. Youngblood<br>521 Bellmore Place<br>Nashville, TN 37209 | NEW OWNER | 103-02-0B-011.00-CO |

# 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,

**Travis G. Johnson, unmarried**

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

**Grace M. Youngblood, an unmarried woman**

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 Lot No. 11 on the Plan of Bellmore Place, of record in Plat Book 6200, Page 808, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Travis G. Johnson, unmarried by Warranty Deed from Douglas M. Brown and wife, Kristie S. Brown of record in Book 10970, Page 713, Register's Office for Davidson County, Tennessee, dated May 27, 1998 and recorded on June 01, 1998.

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: 521 Bellmore Place, Nashville, TN 37209

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 3 day of November, 2025.

Travis G. Johnson

STATE OF ~~TENNESSEE~~ Arkansas
COUNTY OF Faulkner

On this 3rd day of November, 2025, before me personally appeared Travis G. 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 3rd day of November, 2025.

Notary Signature
My commission expires: April 30, 2035

MARY JONES
Notary Public - Arkansas
Pulaski County
Commission # 12402402
My Commission Expires Apr 30, 2035

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 11/5/2025.

Date

Affiant Signature

11/5/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of November 2025

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

