WARRANTY DEED

File #25-399 Karen Johnson Davidson County
Batch # 1354566 DEEDWARR
12/05/2025 11 41 52 AM 2 pgs
Fees $13 00 Taxes $3,478 00
20251205-0096830

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $940 000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2025

Notary Public

MY COMMISSION EXPIRES 1/30/29
(AFFIX SEAL)

MATTHEW CROWNING NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JAN 30, 2029

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Abigail Taylor Jemley	NEW OWNER	104-14-0-118 00
(NAME)	(NAME)	
2806 Westwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jeff Johnston and Nina Johnston, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abigail Taylor Jemley, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in the City of Nashville, Davidson County, Tennessee, being the southwesterly part of Lot No 32 on the Map of Belair, as of record in Book 332, page 6, Register's Office for Davidson County, Tennessee, described as follows

Said part of Lot No 32 fronts 50 feet on the northerly side of Westwood Avenue and runs back between parallel lines, with the easterly line of Lot No. 31 and with the westerly line of the property of R L Reuther, Jr and wife, and the Clark property adjoining the same on the north, to the southerly line of the property conveyed to Bertie Loftin White by deed from J Leroy Davis and wife, of record in Book 772, page 18, said Register's Office, said line being 209 feet northerly from the northerly margin of Westwood Avenue

Being the same property conveyed to Jeff Johnston and Nina Johnston, husband and wife, by Warranty Deed from Nancy Elizabeth Burns Pardon, a married woman, dated May 15, 2024 and recorded May 15, 2024 in Instrument No 20240515-0035948, Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 2806 Westwood Avenue, Nashville, TN 37212
(House Number) (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 my hand this 4th day of December, 2025

Jeff Johnston

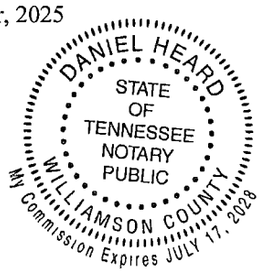
Nina Johnston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of December, 2025, before me personally appeared Jeff Johnston and Nina Johnston, 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 4th day of December, 2025

Notary Signature
My commission expires 7.17.28



RETURN RECORDED DOCUMENTS TO

American Title and Escrow Service, LLC
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Brentwood, TN 37027