THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251052560**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me, this 4th day of December, 2025. Notary Public My Commission Expires: 3·20·28

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1355341 DEEDWARR
12/08/2025 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20251208-0097533

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Mallory and Kim Mallory 216 Broadmoor Dr Nashville TN 37207	New Owner	Tax Parcel ID No. 060-08-0-096.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy Leigh Johnson and Christopher N. Johnson, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kim Crane Mallory and Jason Mallory, Wife and Husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat of Bakerwoods-Section One of record in Plat Book 7900, Page 694, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amy Leigh Johnson and Christopher N Johnson, wife and husband by Warranty Deed from Juan Diaz Escoto and Rosa Garcia Diaz, husband and wife of record in Instrument No. 20160426-0040680 Register's Office for Davidson County, Tennessee, dated April 25, 2016 and recorded on April 26, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 694, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 9917, Page 502 and Book 10922, Page 271, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement in favor of Metro Government for water mains and appurtenances of record in Book 6229, Page 684, in the Register's Office for Davidson County, Tennessee.

Easement to Metro Government for sanitary sewers of record in Book 9531, Page 60, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020911-0110665, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction

(a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

This is improved property located at 216 Broadmoor Dr Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of December, 2025.

Amy Leigh Johnson

Christopher N. Johnson

STATE OF MS
COUNTY OF Chickasaw

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy Leigh Johnson and Christopher N. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2025.

Jennifer G. Lockridge
Notary Public
My Commission Expires: 09/06/2029

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 94407 JENNIFER G. LOCKRIDGE Commission Expires Sept. 6, 2029 LEE COUNTY

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 true and exact copy of the original document executed and authenticated according to law on 12/3/25. (date of document).

Affiant Signature

12-8-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of Dec, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202512080097533