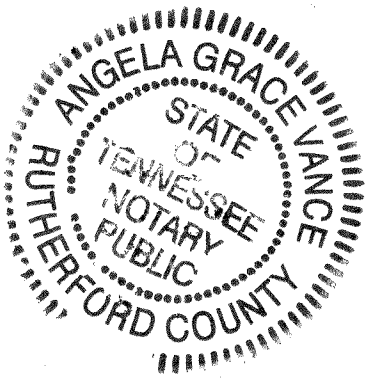
Karen Johnson Davidson County
Batch# 1362080 DEEDWARR
12/29/2025 01:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20251229-0102926

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 12-2-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1780

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Tuan Duc Nguyen and Van Nguyen	Tuan Duc Nguyen and Van Nguyen	161-04-0-019.00
(NAME)	(NAME)	
425 McCain Drive	425 McCain Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Sixty-Five Thousand And No/100 Dollars ($365,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHANNON JOHNSON AND JOINED BY CHRISTOPHER JOHNSON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TUAN DUC NGUYEN AND VAN NGUYEN,** HEREINAFTER CALLED THE GRANTEE, 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(s) 24, as shown on the map entitled the Plan of Whispering Hills Annex, of record in Book 2331, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shannon Johnson, an unmarried woman and Richard Johnson, a married man, as tenants in common with right of survivorship by Warranty Deed from Laurence Andrew Watts and wife, Amy Lin Dodson Watts of record in Instrument No. 20130820-0087434 Register's Office for Davidson County, Tennessee, dated August 16, 2013 and recorded on August 20, 2013.

Richard Johnson died on May 20th, 2025, said property vested to Shannon Johnson as surviving tenant..

Christopher Johnson joins to relinquish all right, title, interest, marital or otherwise

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.

unimproved ☐
This is improved ☑ property, known as 425 McCain Drive, Nashville, TN 37211
(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 15th day of December, 2025.

Shannon Johnson

Christopher Johnson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 15th day of December, 20 25, before me personally appeared Shannon Johnson and Christopher 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 (or person's) free act and deed.

Notary Public

Printed Name: Amelia Swanson

Serial Number, if any: _____

My Commission Expires: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, ~~Yvette Meldrum,~~ Jennifer Russell 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 12/15/25, 2025.

Affiant Signature Jennifer Russell

December, 2025

State of Tennessee

County of ~~Williamson~~ Sumner

Sworn to and subscribed before me this 23rd of December 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.