Karen Johnson Davidson County
Batch# 1366823 DEEDWARR
01/07/2026 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260107-0001353

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

B-SRN-25-3448

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Johnson-Reyes Family Trust dated February 21, 2017	**New Owner**	
(NAME) **4450 Lakeside Dr., Suite 320**	(NAME)	**086 14 0B 128.00**
(ADDRESS) **Burbank, CA 91505**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER DREW DAMERON AND WIFE, LAUREL LOUISE DAMERON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE JOHNSON-REYES FAMILY TRUST DATED FEBRUARY 21, 2017,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 78, on the Final Plan of FLEETWOOD SUBDIVISION, PHASE TWO, of record in Plat Book 6900, Page 738 and 739, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Drew Dameron and wife, Laurel Louise Dameron, by Warranty Deed from Steven Loveless and wife, Linda Loveless, of record in Instrument No. 20130605-0056652, in the Register's Office of Davidson County, Tennessee, dated May 30, 2013, and recorded on June 05, 2013.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FLEETWOOD SUBDIVISION, PHASE TWO, as recorded in Plat Book 6900, Page(s) 738 & 739.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 7170, Page 987, Annexation of Property recorded in Book 7628, Page 6, Addendum recorded in Book 7940, Page 565, First Amendment to By-Laws recorded in Instrument No. 20110526-0040493 and Amendment to Declaration recorded in Instrument No. 20190605-0053952.
- Storm Water Detention Agreement as set forth in instrument recorded in Book 7107, Page 408.
- Charter for Fleetwood Homeowner's Association recorded as Book 7114, Page 370.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3448 Parkwood Ct, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5 DAY OF JANUARY, 2026.

Christopher Drew Dameron

Laurel Louise Dameron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER DREW DAMERON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of January, 2026.

Notary Public
My Commission Expires: 7/16/26
(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREL LOUISE DAMERON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of January, 2026.

Notary Public
My Commission Expires: 7/16/26
(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 2. 2026

Affiant Signature

7th day of January, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028