Karen Johnson Davidson County
Batch# 1385010 DEEDWARR
02/24/2026 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $822.14
20260224-0014690

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 4-19-26
(AFFIX SEAL)

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW INC., 1415 North Jackson Street, Tullahoma, TN 37388

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NO(S).:
Leonel Carmena and Angel Hernandez	New Owner	Map: 148
315 Lallemand Court		Group: 02.-0
Nashville, TN 37211		Parcel: 067.00

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, we

Joseph Samuel Johnson, Jr by Laura Burkhart his Attorney in Fact

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Leonel Carmena and Angel Hernandez, as tenants in common
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the District of Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 17 Luna Heights, Section II, as of record in Book 2900, page 85, Register's Office for said County.
Said Lot No. 17 fronts 67.8 feet in a curve on the southwesterly end of Lallemand Court and running back 233.5 feet on the northerly line and 275.0 feet on the southeasterly line to a rear line, measuring 405 feet thereon.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

This conveyance is subject to any and all recorded and unrecorded zoning regulations, building restrictions and setback lines, easements, and rights of way for public utilities that affect the subject property.

BEING the same property conveyed to Joseph Samuel Johnson, Jr,, as sole owner by Quitclaim Deed from Joseph Samuel Johnson, Jr., sole owner, dated February 21, 2013 and filed February 21, 2013 of record in Deed Book 221, Page 17526, Register's Office for said County. The said Barbara Jean Johnson died, December 27, 2024, leaving as the sole surviving heir Joseph S. Johnson Jr, by Tenancy by the Entirety.

unimproved ☐
This is improved ☒ property, known as 315 Lallemand Court, Nashville, TN 37211

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 18th day of February, 2026.

Joseph Samuel Johnson Jr. Laura Burkhart AIF
Joseph Samuel Johnson, Jr., by Laura Burkhart,
his attorney in fact, which POA is recorded
in ~~Book _____, Page _____~~, Davidson County
Register of Deeds Instrument 20260112-0002556

@

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Laura Burkhart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Joseph Samuel Johnson, Jr. as Attorney in Fact, as the free act and deed of the within named Joseph Samuel Johnson, Jr..

Witness my hand and seal, at office in Lewisburg, Tennessee, on this 18th day of February, 2026.

Notary: _____

My commission expire: 12-8-26

ROSE M. MINER
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

File No.: 26-03658-02T

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 2/18/26 (date of document).

Affiant Signature

2/24/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of February 2026.

Jennifer Russell
Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY