Karen Johnson Davidson County
Batch# 1388118 DEEDWARR
03/04/2026 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260304-0017335

WARRANTY DEED

JENNIFER D STACEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

JM-WG-26-808A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 10-16-29
(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)
Jennifer Johnston	Legacy Home Loans, LLC dba Steadfast Mortgage	
(NAME) **808 Knox Ave. #A**	(NAME) 408 Highway 76	**118-01-0B-006.00-CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) White House, TN 37188	
(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, **CELIA O. LARSON-PEARCE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER JOHNSTON, UNMARRIED WOMAN,** 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. 8B on the Plan of Kirkwood Glen shown as Exhibit "B" of record in Doc. No. 20051004-0119321, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to George W. Pearce and spouse, Celia O. Larson-Pearce by Warranty Deed from Steven Henry Rezba, unmarried of record in Instrument No. 20061030-0134391 Register's Office for Davidson County, Tennessee, dated October 27, 2006 and recorded on October 30, 2006.

The said George W. Pearce died July 31, 2024 leaving Celia O. Larson-Pearce as surviving tenant.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Plat Book 2854, Page 143, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20050923-0114369 and voided in Instrument No. 20051004-0119321, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20050923-0114370, as amended in Instrument No. 20051014-0124168 and Instrument No. 20110316-0020783, as corrected by Scrivener's Affidavit recorded in Instrument No. 20110701-0050785, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3154, Page 219, in the Register's Office for Davidson County, Tennessee.
- Charter of Kirkwood Glen Homeowner' Association of record in Instrument Number 20050929-0117148, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 808 Knox Ave. #A, Nashville, Tennessee 37204.

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 3rd DAY OF MARCH, 2026.

Celia O. Larson-Pearce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CELIA O. LARSON-PEARCE, 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 3rd of March, 2026.

Notary Public
My Commission Expires: 1.22.29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

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

Certificate of Authenticity

I, Jennifer Stacey, do hereby make oath that I am a 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 documents executed and authenticated according to law on March 3, 2026

Affiant
DATE: 03/03/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 3rd day of March, 2026

Notary Public

My commission expires: 09/16/2029

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY