WARRANTY DEED

Karen Johnson Davidson County
Batch# 1389047 DEEDWARR
03/05/2026 12:32:30 PM 6 pgs
Fees: $33.00 Taxes: $1,720.50
20260305-0017772

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/2/29
(AFFIX SEAL)

ALEXANDRA DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Reed England and Sydney Angell	New Owner	Map: 181-01-0A-003.00CO
(NAME) 6629 Sugar Valley Dr	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($465,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROY A. JOHNSON, JR., RICHARD L. JOHNSON, DAVID W. JOHNSON, JANICE FAYE ROGERS AND ELIZABETH A. JOHNSON F/K/A ELIZABETH A. CANAS, HEIRS OF THE ESTATE OF JOYCE E. JOHNSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SYDNEY ANGELL AND REED ENGLAND, BOTH UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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 No. 3 on the Plan of Section One, Sugar Valley, R20 Residential P.U.D. of record in Book 9700, Pages 709-711, 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 Roy A. Johnson, Sr. and wife, Joyce E. Johnson, by deed from Lifestyle Homes, of record in Book 11614, Page 317, dated August 5, 1999, Register's Office for said County. The said Roy A. Johnson Jr. died and title vested in Joyce E. Johnson, as surviving tenant by the entirety. The said Joyce Elizabeth Johnson died 8/10/25 with a Will, but the Estate was not probated. The Grantors, Roy A. Johnson, Jr. and Richard L. Johnson and David W. Johnson and Janice Faye Rogers and Elizabeth A. Johnson, execute this instrument as the Heirs of the Estate of Joyce E. Johnson. See also Affidavits of Heirships of record in Instrument No. 202603050017770 and Instrument No. 202603050017771, said Register's Office.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 709-711, said Register's Office; (3) Charter for Homeowners Association of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee; (4) Sewer Easement of record in Book 9487, Page 901 and Book 9487, Page 914, in the Register's Office for Davidson County, Tennessee; (5) Deed of common areas to Homeowners Association of record in Instrument No. 200004250041128, in the Register's Office for Davidson County, Tennessee; (6) All matters of record in Book 421, Page 146, in the Register's Office for Davidson County, Tennessee; (7) Easement to Gulf Interstate Gas Company of record in Book 2244, Page 11, in the Register's Office for Davidson County, Tennessee; (8) PUD Boundary of record in Plat Book 9700, Page 374, in the Register's Office for Davidson County, TN.

This conveyance is subject to Restrictive Covenants of record in Book 11069, Page 14, amended in Instrument No. 20001205-0119527, Instrument No. 20030708-0093637, Instrument No. 20040203-0013041, Instrument No. 20040623-0074495, Instrument No. 20050106-0002201, Instrument No. 20060322-0032693, Instrument No. 20070205-0014762, Instrument No. 20071214-0143932, Instrument No. 20150602-0051014, and Book 11069, Page 24,, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 6629 Sugar Valley Dr, 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 26th day of February, 2026.

Richard L. Johnson

Janice Faye Rogers

Janice Faye Rogers

Elizabeth A. Johnson

Elizabeth A. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Richard L. Johnson, Janice Faye Rogers, and Elizabeth A. Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Heirs of The Estate of Joyce E. Johnson the within named bargainer, and that they as such Heirs being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 26th day of February, 2026.

My Commission Expires: 6/4/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 25th day of February, 2026.

Roy A. Johnson, Jr.

STATE OF CALIFORNIA
COUNTY OF MERCED

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Roy A. Johnson, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Heir of The Estate of Joyce E. Johnson the within named bargainer, and that he as such Heir being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 25th day of February, 2026.

My Commission Expires: _____

See attached ky
Notary Public

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Merced }

On February 25, 2026 before me, Ka Yang, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Roy A. Johnson, Jr.
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

KA YANG
Notary Public - California
Merced County
Commission # 2531631
My Comm. Expires Sep 30, 2029

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ka Yang
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: 2/25/2026 Number of Pages:
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer is Representing:

Signer's Name:
☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer is Representing:

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Witness my hand this 25th day of February, 2026.

David W. Johnson

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David W. Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Heir of The Estate of Joyce E. Johnson the within named bargainer, and that he as such Heir being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 25th day of February, 2026.

My Commission Expires: 11/07/2027

Notary Public

NANCY J. FRAZIER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/07/2027
HAMILTON 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 2.25.26. (date of document).

Affiant Signature

3/2/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

