RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-38021-26

Karen Johnson Davidson County
Batch# 1395142 DEEDWARR
03/19/2026 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20260319-0022006

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of 3/19, 2026

NOTARY PUBLIC

My commission expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MaKenna Johnston 318 Huntington Ridge Drive, Nashville, TN 37211	Same address as new owner	161-11-0A-167-00 CO

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY EIGHT THOUSAND AND 00/100 Dollars ($288,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BENJAMIN TAGGERT WOLVERTON AND WIFE, LIANA WOLVERTON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MAKENNA JOHNSTON, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain planned unit development townhome unit situated in Davidson County, Tennessee, being Unit 167, together with the appurtenant common elements of Huntington Ridge Townhomes, as shown on site plan of Huntington Ridge Townhomes, of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, and as established by the Declaration of Covenants, Conditions and Restrictions of record in Book 4729, page 687; as amended in Book 4889, page 905; Book 5394, page 243; and in Instrument No. 20110331-0024865, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Huntington Ridge Townhomes provided in said Declaration, as amended, together with the By-Laws of record in Book 7423, page 762; as amended, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being the same property conveyed to Benjamin Taggert Wolverton, a single man, from Josh Mcree and Haley Stapleton n/k/a Haley Mcree, husband and wife by Warranty Deed dated May 27, 2020 and recorded June 04, 2020 in Instrument No. 202006040057451, said Register's Office.

Liana Wolverton, spouse of Benjamin Taggert Wolverton, joins in this conveyance to convey any and all interest, marital or otherwise, that she may have in the above reference property, now or hereafter.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 318 Huntington Ridge Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 19th day of March, 2026

GRANTOR(S)

Benjamin Taggert Wolverton

Liana Wolverton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Benjamin Taggert Wolverton and Liana Wolverton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of March, 2026.

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

Notary Public

Jameson B Baldwin

Printed Notary Name

My commission expires: 9/19/28

True Copy Certification

I, Yvette Meldrum, 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 3/19, 2026

Affiant Signature 3/19/2026 Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 19th day of March, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY