Karen Johnson Davidson County
Batch# 1402717 DEEDWARR
04/07/2026 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,952.60
20260407-0028034

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353687

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $748,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of April, 2026.

Notary Public
My Commission Expires: _____

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kelsey Korb and Matthew Korb	Truist Bank	Tax Parcel ID No.
7029 Meadow Ridge Circle	1001 Semmes Avenue	155 16 0A 212.00
Nashville TN 37221	Richmond, VA 23224	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joel Seth Johnson and Lauren Quick Johnson, Co-Trustees, Johnson Family Revocable Living Trust Agreement dated August 22, 2024** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelsey Korb and Matthew Korb, a married couple** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of TRACESIDE, SECTION EIGHT, of record in Plat Book 9700, Page 659, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Joel Seth Johnson and Lauren Quick Johnson, Co-Trustees, Johnson Family Revocable Living Trust Agreement dated August 22, 2024, by Quitclaim Deed from Joel S. Johnson and wife, Lauren Q. Johnson, of record in Instrument No. 20240823-0064817, in the Register's Office of Davidson County, Tennessee, dated August 22, 2024 and recorded on August 23, 2024.

Being the same property conveyed to Joel S. Johnson and wife, Lauren Q. Johnson, by Warranty Deed from David R. Hout and Jennifer Hout, husband and wife, of record in Instrument No. 20200821-0094483, in the Register's Office of Davidson County, Tennessee, dated August 20, 2020 and recorded on August 21, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRACESIDE, SECTION EIGHT, as recorded in Plat Book 9700, Page(s) 659.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOUNDARY AND SUBDIVISION PLAT TRACESIDE, as recorded in Plat Book 7900, Page 705.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9236, Page 504 as Amended and Restated in Book 9435, Page 493; as amended in Book 9677, Page 675; an Affidavit recorded in Instrument No. 20001114-0112667 and Notice of Annexation recorded in Instrument No. 20020111-0004996 as re-recorded in Instrument No. 20020116-0006610.

Easement for Agreement for Dedication of Easement for Sewer Line, recorded in Book 11564, Page 887.

Charter for Traceside Homeowner's Association, Inc. recorded as Book 9668, Page 894.

Bylaws for Traceside Homeowner's Association, Inc. recorded as Book 9668, Page 899.

Common Open Space Deed recorded as Instrument No. 20000329-0031449.

This is improved property located at 7029 Meadow Ridge Circle Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of April, 2026.

Johnson Family Revocable Living Trust Agreement dated August 22, 2024

By: Trustee
Joel Seth Johnson, Co-Trustee

By: Trustee
Lauren Quick Johnson, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Joel Seth Johnson and Lauren Quick Johnson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of the Johnson Family Revocable Living Trust, dated August 22, 2024 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.,

Witness my hand, at Office, this 6th day of April, 2026.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Notary Public

True Copy Certification

I, **Tammy Carney,** 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 this the 6th day of April, 2026.

Affiant Signature

Date 4.6.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027