WARRANTY DEED

Karen Johnson Davidson County
Batch # 1405912 DEEDWARR
04/15/2026 01:56:35 PM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20260415-0030921

File #26-TC-0605-COMP

(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Nicholas Tsiouvaras
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF April 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicholas Tsiouvaras and Anna Tsiouvaras	Steadfast Mortgage	
(NAME)	(NAME)	
605 Redleaf Ridge Circle	2 Cadillac Dr.	**172 14 0A 049.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(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,

COREY PATRICK JOHNSON AND FAITH EDWARDS JOHNSON, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

NICHOLAS TSIOUVARAS, AND ANNA TSIOUVARAS, HUSBAND AND WIFE,

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. 144, Plan of SECTION ONE, WEXFORD DOWNS, as shown on plat of record in Plat Book 9700, Pages 308-309, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Corey Patrick Johnson and Faith Edwards Johnson, husband and wife as joint tenants, by Warranty Deed from Chang Y. Lee and wife, Hye K. Joung, of record in Instrument No. 20170525-0052280, in the Register's Office of Davidson County, Tennessee, dated May 22, 2017 and recorded on May 25, 2017.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, WEXFORD DOWNS, as recorded in Plat Book 9700, Page(s) 308-309.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY, WEXFORD DOWNS, as recorded in Plat Book 9700, Page 221.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 10292, Page 51 as Supplemented in Book 10792, Page 822 and Instrument No. 200008100079498.
* Easement for Utility, recorded in Book 10359, Page 615.
* Easement recorded in Book 11201, Page 766; Book 11444, Page 149 and Book 11444, Page 177.
* Stormwater Detention Agreement as set forth in instrument recorded in Book 10357, Page 925.
* Charter for Wexford Downs Homeowners Association, Inc. recorded in Book 10500, Page 444.
* Common Open Space Deed recorded in Book 10937, Page 789.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **605 Redleaf Ridge Circle, 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 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 14th day of April, 2026.

Corey Patrick Johnson

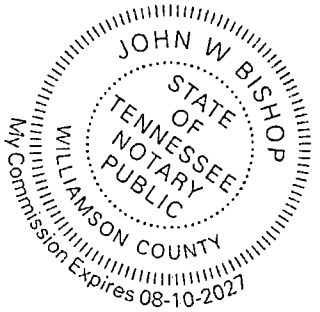
Faith Edwards Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2026, before me personally appeared Corey Patrick Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of April, 2026.

Notary Signature
My commission expires:

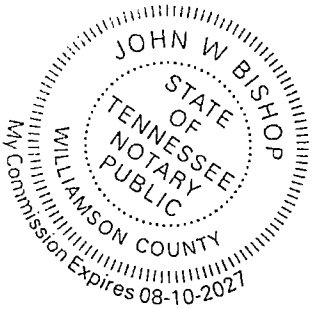


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2026, before me personally appeared Faith Edwards Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of April, 2026.

Notary Signature
My commission expires:



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-ORE-26-605