Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

File # KS-26-1690

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-38226-26

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1413123 DEEDWARR
04/29/2026 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,676.10
20260429-0037855

ROZALIND RU... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO...

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2026.

NOTARY PUBLIC

My commission expires: 1/4/2027

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
Benjamin Tanner Johnson 4505 Helmwood Drive Nashville, TN 37216	Princeton Mortgage Corp 439 Grand Avenue Ewing, NJ 08628	061-02-0-015.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTY THREE THOUSAND AND 00/100 Dollars ($453,000.00) 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, **KEITH A. THOMPSON, UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BENJAMIN TANNER JOHNSON, UNMARRIED MAN**, 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:

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Section 7, Gra-Mar Acres, of record in Book 2331, Page 80, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Keith A. Thompson, unmarried man, from Paul W. Gannon and Rita W. Gannon by Warranty Deed dated August 6, 2018, and recorded August 7, 2018, in Instrument Number 20180807-0077763, said Register's Office.

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 __X_ improved property, known as: 4505 Helmwood Drive, Nashville, TN 37216

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 28th day of April, 2026

GRANTOR(S)

Keith A. Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal, this the 28th day of April 2026

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11-28-26

Certificate of Authenticity

I, Leslie Hayes, 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 4/28/2026.

Date

Affiant Signature

4/29/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of April, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: Date

Notary's Seal (if on paper)