Karen Johnson Davidson County
Batch# 1413598 DEEDWARR
04/30/2026 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260430-0038160

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-38650-26

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00. Kim Rogers AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of APRIL, 2026 NOTARY PUBLIC My commission expires: 1-31-29

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

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
Brittany-Elise Johansen 4808 Irving Lane Nashville, TN 37214	Same address as new owner	062-02-0B-202-00 CO

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIVE THOUSAND AND 00/100 Dollars ($405,000.00) 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, **JOHN W. TODD, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRITTANY-ELISE JOHANSEN, A SINGLE 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:

Lying and being in Davidson County, Tennessee, and being Lot No. 146 on the Plan of Final Plat, Cluster Lot Development, Abbington Park, Phase One – Section Five, of record in Instrument #20060113-0005368, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John W. Todd, an unmarried man, from Daniel Kris Wiatr and Jessica Layne Cobb, Trustees of the Revocable Trust Agreement for David Wooderson Trust dated March 17, 2015, by Warranty Deed dated August 22, 2018 and recorded August 28, 2018 in Instrument #20180828-0085384, 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 improved property, known as: 4808 Irving Lane, Nashville, TN 37214

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 29th day of April, 2026

GRANTOR(S)

John W. Todd

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, John W. Todd, 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 29th day of APRIL, 2026.

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

Notary Public

JASON C. NGUYEN

Printed Notary Name

My commission expires: 5/14/29

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 April 29,2026.

Lissa Groom
Affiant
Date: April 29, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

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

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON