Karen Johnson Davidson County
Batch# 1415248 DEEDWARR
05/04/2026 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20260504-0039497

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Viginia Chloe Johnson and Kyle John Johnson	Legacy Home Loans, LLC DBA Steadfast Mortgage	044 15 0 049.00
(NAME)	(NAME)	
700 Cleves St.	408 Highway 76	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Randolph Engel and Jill Engel, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Virginia Chloe Johnson and Kyle John Johnson, wife and husband,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 of Section "A" on the Plan of E.I. DuPont de Menours and Company's Subdivision (also known as Villages of Old Hickory), as of record in Book 1424, Page 68, register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Randolph Engel and Jill Engel, husband and wife, by Warranty Deed from Anthony Clayton Tidwell and wife, Pamela Tidwell of record in Instrument No. 20200127-0009726, in the Register's Office of Davidson County, Tennessee, dated January 27, 2020 and recorded on January 27, 2020.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E.I. DuPont de Menours and Company's Subdivision (also known as Villages of Old Hickory), as recorded in Book 1424, Page(s) 68.
Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2025, Page 149.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions,

declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 700 Cleves St., Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Effective the 29 day of April, 2026.

Randolph L. Engel
Randolph Engel

Jill E Engel
Jill Engel

STATE OF Ohio

COUNTY OF Mercer

On this 29 day of April, 2026, before me personally appeared Randolph Engel and Jill Engel, 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 (or person's) free act and deed.

Linda G Youmans
Notary Public

My Commission Expires: 4/14/2028

NOTARIAL SEAL STATE OF OHIO

Linda G. Youmans
Notary Public • State of Ohio
My Commission Expires:
April 14 2028
Recorded in Auglaize County

RETURN TO:
Carney Title
400 Overbeck Lane Ste. 101
Nashville, TN 37204

202605040039497

True Copy Certification

I, **Jodi Jackson,** 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 29 day of April, 2026.

Affiant Signature
Date 4/30/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 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