WARRANTY DEED

Karen Johnson Davidson County
Batch# 1415451 DEEDWARR
05/04/2026 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20260504-0039867

File #26-DW-3113-C

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF May, 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)
Jenny Leigh Taylor	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**096 15 0 073.00**
3113 Laurel Forest Drive	**408 Highway 76**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**White House, TN 37188**	
(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,

THOMAS JOHNSON AND JOY JOHNSON, A MARRIED COUPLE,

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

JENNY LEIGH TAYLOR, AN UNMARRIED WOMAN,

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:

Being Lot No. 87 on the plan of Hickory Bend Subdivision, Section 3, of record in Book 3600, page 42, 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 Thomas Johnson and Joy Johnson, husband and wife, by Warranty Deed from Robert H. Braswell, a married man, of record in Instrument No. 20180124-0007370, in the Register's Office of Davidson County, Tennessee, dated January 12, 2018 and recorded on January 24, 2018.

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 Hickory Bend Subdivision, Section 3, as recorded in Plat Book 3600, Page(s) 42.
* Covenants, Conditions and Restrictions as set forth in Outline of Restrictive Covenants recorded in Book 3642, Page 478.
* Easement for Joint Driveway, recorded in Book 5135, Page 92.
* Rights of Tenants in possession of the premises.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3113 Laurel Forest Drive, Nashville, TN 37214**.

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 4th day of May, 2026.

Thomas Johnson

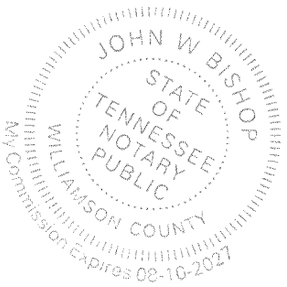
Joy Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of May, 2026, before me personally appeared Thomas 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 4th day of May, 2026.

Notary Signature
My commission expires:

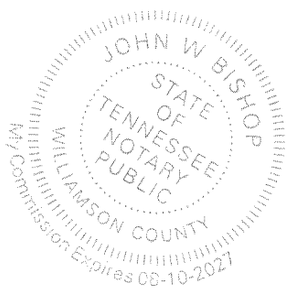


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of May, 2026, before me personally appeared Joy 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 4th day of May, 2026.

Notary Signature
My commission expires:



True Copy Certification

I, **Denise Woods,** 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 4 day of May, 2026.

Denise Woods
Affiant Signature
Date 5-4-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

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