Karen Johnson Davidson County
Batch# 1419883 DEEDWARR
05/13/2026 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20260513-0043080

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260454203

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $900,000.00.

Tracey Perry
Affiant

Subscribed and sworn to before me, this 12th day of May, 2026.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Frederick Stahl 4206 Colorado Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 103-04-0-240.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gabriel Sinclair Johnson and Meri M. Johnson, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Daniel F. Stahl, unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Westerly 50 feet of Lot No. 33 on the Plan of West End Annex of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a snore complete description of the property.

Said part of Lot No. 33 front fifty (50) feet on the Northerly side of Colorado Avenue, formerly 9th Avenue, and runs back between parallel lines 162.9 feet to is 20 foot alley.

Being the same property conveyed to GABRIEL SINCLAIR JOHNSON AND MERI M. JOHNSON, HUSBAND AND WIFE, by deed from OLIVER F. ROBBINS, A MARRIED MAN, of record in Instrument No. 20160516-0048858, dated May 5, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 103-04-0-240.00.

Matters shown on the Plan of record in Book 332, page 61, said Register's Office.

License Agreement of record in Instrument No. 20100619-0020611, said Register's Office.

This is improved property located at 4206 Colorado Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of May, 2026.

Gabriel Sinclair Johnson

Meri M. Johnson

STATE OF Michigan)
COUNTY OF Oakland)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gabriel Sinclair Johnson and Meri M. Johnson, 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, at office, this 11th day of May, 2026.

Notary Public

My Commission Expires: 12/21/2026

TANNIA HAIRSTON
Notary Public - State of Michigan
County of Oakland
My Commission Expires Dec 21, 2026
Acting in the County of Oakland

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on May 12, 2026.

Tracey Perry
Signature

Date: 5-13-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 13th day of May 2026

Notary Public

My commission Expires: _____

SEAL

