This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $505,000.00.

Affiant

Subscribed and sworn before me this the 11th day of May, 2026.

Notary Public
My commission expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Karen Johnson Davidson County
Batch # 1420846 DEEDWARR
05/14/2026 02:29:21 PM 2 pgs
Fees: $13.00 Taxes: $1,868.50
20260514-0043564

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lindsey Grace Johnston	Churchill Mortgage Corporation	072-05-0N 058.00
3071 Edwin Cir	1749 Mallory Lane, Suite 100	
Nashville, TN 37207	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HANNAH M. PETITTI, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LINDSEY GRACE JOHNSTON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 58 of High View Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime With Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing High View Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20201216-0148666, as amended in Instrument No. 20210204-0016516 and Instrument No. 20230406-0025206 in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Hannah M. Petitti, an unmarried person, by deed dated 10/27/2023, from High View Cottages, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20231030-0084591, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3071 Edwin Cir, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of May, 2026.

Hannah M Petitti by Jenny West Attorney in Fact
Hannah M. Petitti by Jenny West as Attorney- in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Hannah M. Petitti by Specific POWER OF ATTORNEY dated May 5, 2026, and who acknowledged that he executed the same as the free act and deed of Hannah M. Petitti.

Witness my hand and official seal this 14th day of May, 2026.

My commission expires:
7/17/26

Notary Public

JOHN G. ELROD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY