Karen Johnson Davidson County
Batch# 1426923 DEEDWARR
06/01/2026 12:43:30 PM 4 pgs
Fees: $23.00 Taxes: $3,996.00
20260601-0049105

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,080,000.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2026.

Ann Yerger
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0365

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
David E. Johnson	New owner	155-00-0-205.00
(NAME)	(NAME)	
8147 Poplar Creek Road	8388 Collins Rd.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Eighty Thousand And No/100 Dollars ($1,080,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **J. ALAN ROBERTSON AND WIFE, SUZANNE C. ROBERTSON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID E. JOHNSON, MARRIED,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

Land in Davidson County, Tennessee described as follows:

Beginning at an iron pin located South 7 degrees West 149.4 feet; thence South 8 degrees West 1,421 feet from the westerly margin of Poplar Creek Road being the northwest corner of the Charles W. Griffin property as of record in Book 3398, page 197, Register's Office for Davidson County, Tennessee; thence South 08 degrees West 450 feet; thence North 79 degrees 16 minutes West 306 feet; thence North 51

degrees 30 minutes West 298 feet; thence North 12 degrees 30 minutes East 283 feet; thence South 82 degrees East 541 feet to the beginning, containing 5.14 acres, more or less.

TRACT II:

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin located South 7 degrees West 149.4 feet; thence South 8 degrees West 1,314.42 feet from the westerly margin of Poplar Creek Road being the northwest corner of the Charles W. Griffin property as of record in Book 3398, page 197, Register's Office for Davidson County, Tennessee; thence South 8 degrees West 106.58 feet; thence South 82 degrees East 541 feet; thence North 12 degrees 30 minutes East 86.35 feet; thence South 80 degrees 35 minutes East 393.22 feet; thence North 84 degrees 06 minutes East 146.39 feet to the beginning, containing 1.04 acres, more or less, being part of 6.18 acre parcel, the remaining 5.14 acres being Tract 1 described above.

Together with a right of way easement 50' wide being that 50' strip of property to the west of and running parallel to the following line from Poplar Creek Road to the 1.04 acre parcel described above.

Beginning at an iron pin at the intersection of the southerly side of Poplar Creek Road with the easterly side of an unnamed road having a right of way of 50' at this point; thence South 7 degrees west 149.4' thence South 8 degrees west to the northern boundary of the 1.04 acre parcel described above.

Being the same property conveyed to J. Alan Robertson and wife, Suzanne C. Robertson by Special Warranty Deed from First American National Bank, a National Banking Association of record in Book 11504, Page 273, Register's Office for Davidson County, Tennessee, dated May 28, 1999 and recorded on June 01, 1999.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 8147 Poplar Creek Road, Nashville, TN 37221
(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.

Witness our hands this 29th day of May, 2026.

J. Alan Robertson

Suzanne C. Robertson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, J. Alan Robertson and wife, Suzanne C. Robertson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of May, 2026.

Notary Public
My commission expires: 8-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Elizabeth Yerger, 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 May 29, 2026.

Affiant Signature

June 1, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

1st day of June, 2026.

Notary's Signature

My Commission Expires: 5/8/2028

Notary's Seal

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