WARRANTY DEED

Karen Johnson Davidson County
Batch# 1431828 DEEDWARR
06/10/2026 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,674.25
20260610-0052628

File #26-TL-4103-C

(SEAL)
C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF June, 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)
Malcolm Hart Moutenot	**New Owner**	
(NAME)	(NAME)	
4103 Kennedy Avenue		**061 16 0 022.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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,

GRANT MCEACHERN JOHNSON AND WIFE,AND KATHRYN MITCHELL JOHNSON,,

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

MALCOLM HART MOUTENOT, A SINGLE MAN,

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:

Land in Davidson County, Tennessee, being parts of Lots Nos. 31, 33, 35 and 37 on the map of KENNEDY AND GRAVES PLAN OF MONTE VISTA, as of record in Plat Book 421, Page 143, register's office for Davidson County, Tennessee, described according to a survey made by John M. Sullivan, county surveyor, August, 1946 as follows: beginning on the Westerly margin of kennedy street at a point 63.7 feet North of the Northeast corner of Lot No. 17 on the map of Chappell's Subdivision of certain lots in Monte Vista, as of record in Book 1130, Page 11, said register's office; thence with said street Northwardly 58.3 feet; thence Westwardly 343 feet; thence Southwardly 67.1 feet; thence Eastwardly 325.3 feet to the beginning.

Being the same property conveyed to Grant Mceachern Johnson and Wife, Kathryn Mitchell Johnson, by Quit Claim Deed from Grant Mceachern Johnson and Wife, Katherine Mitchell Johnson, of record in Instrument No. 20111117-0090122, in the Register's Office of Davidson County, Tennessee, dated November 08, 2011, and recorded on November 17, 2011.

Being the same property conveyed to Grant McEachern Johnson and wife, Katherine Mitchell Johnson, by Warranty Deed from Myles Allen Crawford and wife, Wendy Twohey, of record in Instrument No. 20060526-0062306, in the Register's Office of Davidson County, Tennessee, dated May 19, 2006, and recorded on May 26, 2006.

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 KENNEDY& GRAVES' PLAN OF MONTE VISTA, as recorded in Plat Book 421, Page(s) 143.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4286, Page 782.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4103 Kennedy Avenue, Nashville, TN 37216**.

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 9th day of June, 2026.

Grant McEachern Johnson

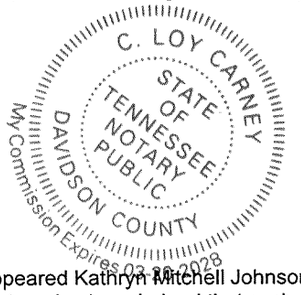
Kathryn Mitchell Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2026, before me personally appeared Grant McEachern 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 9th day of June, 2026.

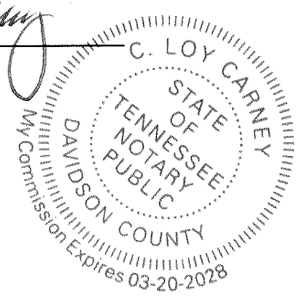
Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON



On this 9th day of June, 2026, before me personally appeared Kathryn Mitchell 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 9th day of June, 2026.

Notary Signature
My commission expires:



True Copy Certification

I, **Tammy Carney,** 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 9th day of June, 2026.

Affiant Signature

Date 6-9-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

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