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

CRT File No. 260654655

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of June, 2026.

Notary Public
My Commission Expires: 07-06-2026

Karen Johnson Davidson County
Batch # 1433410 DEEDWARR
06/15/2026 02:17:43 PM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20260615-0054011

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jennifer Ann Johnson 115 Chatsworth Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131 01 0F 012.00

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, **Ronnie Dunn and Janine Dunn, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Ann Johnson,** ("Grantees"), its 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 Lot No. 12, on the plan of CHATSWORTH, of record in Book 5200, Page 575, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronnie Dunn and Janine Dunn, husband and wife, by General Warranty Deed from Eleanor Grams McCulty and Evan J. McCulty, husband and wife, of record in Instrument No. 20210721-0098156, in the Register's Office of Davidson County, Tennessee, dated July 21, 2021 and recorded on July 21, 2021.

The execution of this instrument is affected by the signature of Pam Ferraro as Attorney-in-Fact for Ronnie Dunn, which Power of Attorney is recorded in Instrument No. 20260615-0054010 Register's Office for Davidson County, Tennessee.

The execution of this instrument is affected by the signature of Pam Ferraro as Attorney-in-Fact for Janine Dunn, which Power of Attorney is recorded in Instrument No. 20260615-0054009 Register's Office for Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHATSWORTH, as recorded in Plat Book 5200, Page(s) 575.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6049, Page 665, being amended in Book 6114, Page 43, and Book 6114, Page 49 and Instrument No. 20050126-0009824 which is re-recorded in Instrument No. 20050222-0019401.

Charter for Chatsworth Homeowners Association recorded as Book 6121, Page 523.

This is improved property located at 115 Chatsworth Drive Nashville TN 37215

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 June, 2026.

Ronnie Dunn by Pam Ferraro, Attorney in Fact
Ronnie Dunn
by Pam Ferraro, as Attorney-In-Fact

Janine Dunn by Pam Ferraro, Attorney in Fact
Janine Dunn
by Pam Ferraro, as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pam Ferraro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Ronnie Dunn and Janine Dunn and that she is authorized by Ronnie Dunn and Janine Dunn to execute this instrument on their behalf.

Witness my hand, at office, this 11th day of June, 2026.

Notary Public
My Commission Expires:

