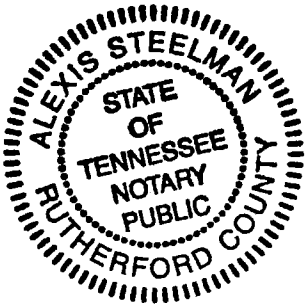
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $572,825.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-2030

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Austin Burke Johnson and Kylin McMahon Johnson | NEW OWNER | 146-16-0-118.00 |
| (NAME) | (NAME) | |
| 634 Devon Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37220 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 1437271 DEEDWARR
06/23/2026 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,119.45
20260623-0056512

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 considerations, the receipt of which is hereby acknowledged, I/we **Douglas J. Noss, a married person**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Austin Burke Johnson and Kylin McMahon Johnson, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48, on the Map of Brentwood Hall, Section 3, of record in Book 2133, Page 14, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Said Lot No. 48 front 77 feet on the southerly margin of Landon Drive, and runs back between lines measuring 200.9 feet on the easterly line and 199.5 feet on the westerly line in the rear measuring 77.0 feet thereon.

Being the same property conveyed to Douglas J. Noss, Trustee of the Douglas J. Noss 2014 Irrevocable Trust by Warranty Deed from Shirley Ann Adcock Piper, married, dated 05/31/2014, of record in Instrument No. 20160316-0024857, and Deed of Correction recorded in Instrument No. 20171106-0114015, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas J. Noss, a single person by QuitClaim Deed from Douglas Joseph Noss, Trustee of the Douglas J. Noss 2014 Irrevocable Trust dated May 31, 2014, dated 05/25/2018, of record in Instrument No. 20180530-0051317, Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 521 Landon Drive, Nashville, TN 37220

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 22 day of June, 2026.

Douglas J. Noss

State of Arizona

County of Coconino

Personally appeared before me by audio-video, the undersigned, an online Notary Public in and for said County and State, the within named Douglas J. Noss, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of June, 2026.

Notary Public:
My Commission Expires: 09/24/2027

JESUS C DE NIZ
Notary Public - Arizona
Yavapai County
Commission # 657215
My Commission Expires 09/24/2027

**RETURN TO:**
**Stewart Title Company**
**1524 Williams Dr. Suite 202**
**Murfreesboro, TN 37129**



202606230056512

## CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 JUNE 22, 2026

AR Steelman
Affiant Signature

JUNE 23, 2026
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 23rd day of JUNE, 2026.

Notary Public

(SEAL)

JESSICA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 05-20-2029

900

202606230056512