Karen Johnson Davidson County
Batch# 1437469 DEEDWARR
06/24/2026 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $4,347.50
20260624-0056807

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611390

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,175,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 18th day of June, 2026.

Notary Public
My Commission Expires: 5-16-29

JAMES R. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 18th day of June, 2026, among:

ROBERT N. JOHNSON AND WIFE, CINDY T. JOHNSON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MATT YOUNG, A SINGLE MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit 12-B, together with the appurtenant interest in the common elements, Stratford Place Residential Condominiums, horizontal property regime established by Master Deed, of record in Book 6472, page 47, amended in Book 7140, page 592, re-recorded in Book 7234, page 801, amended in Book 7353, page 472, Book 7426, page 234, Book 7756, page 116, Book 7903, page 652, Instrument Nos. 20040402-0037662, 20130425-0041343, 20161118-0122027, with Scrivener's Affidavit in Instrument Nos. 20161216-0132255 and 20190715-0069123, said Unit being depicted on Condominium Site Plan attached as Exhibit A to the Second Amended Master Deed in 7353, page 472, said Register's Office, and being located on Lot No. 12 of Revised Plan of Stratford Place of record in Plat Book 6250, page 560, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert N. Johnson and wife, Cindy T. Johnson by deed from William D. Jones, Jr. and wife, Merrily M. Jones, dated November 22, 2013, of record in Instrument No. 20131125-0120842, Register's Office for Davidson County, Tennessee.

Being also known as 5308 Otter Creek Court, Brentwood, TN 37027.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Robert N. Johnson

Cindy T. Johnson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Robert N. Johnson**, the within named bargainor(s), 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 this 4th day of June, 2026.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2030

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Cindy T. Johnson**, the within named bargainor(s), 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 this 4th day of June, 2026.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2030

Owner Name & Property Address:

Name: Matt Young
Address: 5303 Otter Creek Court
City, State, Zip: Brentwood, TN 37027

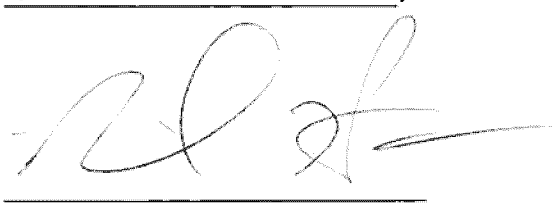
Responsible Party For Taxes:

Name: NEW OWNER
Address: _____
City, State, Zip: _____

Tax ID: 145-15A-006.00

Certificate of Authenticity

I, Nick Harris, 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 4, 2026**.



Affiant Signature

June 4, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **4th** day of **June**, 20 **26**.



Notary's Signature

My Commission Expires: 3/9/27

Date

