Karen Johnson Davidson County
Batch# 1438655 DEEDWARR
06/26/2026 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $15,910.00
20260626-0058139

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/05/2029
COUNTY OF DAVIDSON

File No. LH-26-2996

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
915 Overton Lea LLC	**915 Overton Lea LLC**	
(NAME) 915 Overton Lea Road	(NAME) **1221 Broadway, Ste. 2400**	146-05-0-011.00
(ADDRESS) Nashville, TN 37220	(ADDRESS) **Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Robert Kevin Johnson and Jennifer Anne Turnbull, Trustees of The KJJT Trust U/A/D November 13, 2023**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **915 Overton Lea LLC**, a Delaware limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND 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. 2 on the Plan of Resubdivision of Lot 2 Swann's Subdivision of record in Book 6900, Page 641 and revised in Book 9700, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The KJJT Trust, Robert Kevin Johnson and Jennifer Anne Turnbull, Trustees, as tenants by the entirety by Quitclaim Deed from Robert Kevin Johnson, unmarried and Jennifer Anne Turnbull-Gavigan, unmarried (Now Robert Kevin Johnson and Jennifer Anne Turnbull, husband and wife) of record in Instrument No. 20231115-0088930 Register's Office for Davidson County, Tennessee, dated November 13, 2023 and recorded on November 15, 2023.

This is property more commonly known as:
915 Overton Lea Road, Nashville, TN 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 26th day of June, 2026.

The KJJT Trust, U/A/D November 13, 2023

By: _____
Robert Kevin Johnson, Trustee

By: _____
Jennifer Anne Turnbull, Trustee

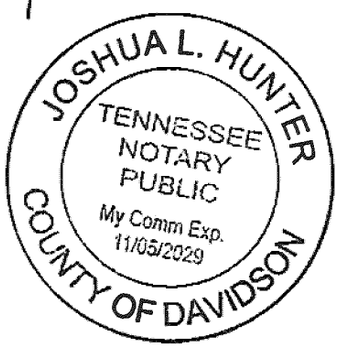
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Robert Kevin Johnson and Jennifer Anne Turnbull, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustees of the KJJT Trust Trust U/A/D November 13, 2023, the within named bargainor, and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustees.

Witness my hand this 26th day of June, 2026.

_____
NOTARY PUBLIC

My commission expires: _____



Return to:
Magnolia Title & Escrow, LLC
1104 Fatherland St.
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 6/26/2026.

Date

Affiant Signature

6/26/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of June, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)