WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1440617 DEEDWARR
06/30/2026 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,822.25
20260630-0059114

File #26-TL-0306-O

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: 07/03/2028

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Rebecca Lynn Johnston	**First Horizon Bank**	
(NAME)	(NAME)	**133 02 0 321.00**
306 McCall Street	**12719 Cantrell Road, Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Little Rock, AR 72223**	
(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,

LISA K. TACKETT AND CLAYTON D. MARSH, WIFE AND HUSBAND,

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

REBECCA LYNN JOHNSTON, AN UNMARRIED WOMAN,

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 Lot No. 46 on the Plan of NOLEN HEIGHTS of record in Plat Book 332, Page 122, 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 Lisa K. Tackett and Clayton D. Marsh, wife and husband, by Warranty Deed from Ann Eubank, married, of record in Instrument No. 20200630-0070678, in the Register's Office of Davidson County, Tennessee, dated June 26, 2020, and recorded on June 30, 2020.

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 NOLEN HEIGHTS, as recorded in Plat Book 332, Page(s) 122.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 306 McCall Street, Nashville, TN 37211.

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 29th day of June, 2026.

Lisa K. Tackett

Clayton D. Marsh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2026, before me personally appeared Lisa K. Tackett, 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 29th day of June, 2026.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2026, before me personally appeared Clayton D. Marsh, 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 29th day of June, 2026.

Notary Signature
My commission expires:

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

Certificate of Authenticity

I, Luke Martin, 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 29th, 2026**.

Date

Affiant Signature

06/30/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **June**, 20**26**.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/2026

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)