Karen Johnson Davidson County
Batch# 1441817 DEEDWARR
07/02/2026 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20260702-0059912

WARRANTY DEED

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

File No. EB-26-2779

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2026

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 11-5-29
(AFFIX SEAL)

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
Hannah Thankful Cromartie and Riley Hurst	NEW OWNER	
(NAME)	(NAME)	
810 North 5th Street		082-07-0-414.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **Harry Johnson IV and wife, Katherine Casseley Redding Johnson f/k/a Katherine Casseley Redding,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hannah Thankful Cromartie and unmarried person and Riley James Hurst, an unmarried person, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 25 on the Plan of Miller's Addition to Edgefield now East Nashville of record in Book 57, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the westerly side of North 5th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Harry Johnson, IV and wife, Katherine Casseley Redding by Warranty Deed from Devon J. Sutherland, married and Samuel Kpana-Quamoh, married of record in Instrument No. 20160406-0033128 Register's Office for Davidson County, Tennessee, dated April 05, 2016 and recorded on April 06, 2016. Katherine Casseley Redding is now known as Katherine Casseley Redding Johnson.

This is property more commonly known as 810 North 5th Street, Nashville, TN 37207.

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

Witness my/our hand this 30th day of June, 2026.

Harry Johnson, IV

Katherine Casseley Redding Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2026, before me personally appeared Harry Johnson, IV and Katherine Casseley Redding Johnson, 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 30th day of June, 2026.

Notary Signature
My commission expires: 1/22/30



True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on June 30, 2026.

Tracey Perry
Signature

Date: 7-1-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 1st day of July, 2026

Notary Public

My commission Expires: _____

SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028