Karen Johnson Davidson County Batch# 1443031 DEEDWARR 07/07/2026 02:45:30 PM 4 pgs Fees: $23.00 Taxes: $3,607.50 20260707-0061232	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $975,000.00 Affiant Subscribed and sworn to before me, this 26th day of June, 2026. Notary Public My commission expires: 12/19/28

DUSTIN LOBATO NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
773 Book Hollow, LLC		**10215010400**
773 Brook Hollow Rd	1810 Mercantile Dr., ~~[illegible]~~	
Nashville, TN 37205	Clarksville, TN 37040	

FOR AND IN 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 ACKNOWLEDGE, WE,

Kellyn Johnson and Cory Johnson, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

773 Brook Hollow, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land inDavidson County, Tennessee, being Lot No. 122 on the Map of Brook Meade, Section II, as of record in Plat Book 2133, page 76, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Kellyn Harman and Cory Johnson, wife and husband, by Warranty Deed from Daniel C Kennedy and Martha F Kennedy, husband and wife, dated August 31, 2017, of record in Instrument No. 20170905-0091081, Register's Office for Davidson County, Tennessee. Oath is hereby made that Kellyn Harman is now formally known as Kellyn Johnson.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 773 Brook Hollow Rd, Nashville, TN 37205.

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 in 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.

_____ Date: 6/25/24
Kellyn Johnson

_____ Date: 6/25/24
Cory Johnson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kellyn Johnson and Cory Johnson, the within named Grantor(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, at office, this 25 day of June 2024.

MICHELLE CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

_____
NOTARY PUBLIC

My Commission Expires: 10/4/27

AFFIDAVIT AND INDEMNITY AGREEMENT AS TO DEBTS, LIENS AND CLAIMS

STATE OF TN

COUNTY OF Davidson

I/We, **Kellyn Harman_Cory Johnson**, the undersigned, hereinafter the Owner, being duly sworn, deposes and states as follows:

1. Owner is the vested titleholder of the real property located at **773 Brook Hollow Rd, Nashville, TN, 37205,** hereinafter the Property, and makes the statements herein relative to the closing of either the sale or mortgaging of the Property.
2. There are no unpaid debts for any labor, services, supplies, materials, goods or products which have been performed, delivered, used or installed at or to the Property which may at any time constitute a lien on the Property, except for the unpaid debts which are set out on the settlement statement of this same date either prepared by Signature Title Services, LLC or another closing company, as applicable.
3. There are no loans or liens, either recorded or unrecorded, including but not limited to Federal, State or County Liens, Judgment Liens, Financing Statements, Deeds of Trust or Assessment Liens of any kind affecting the Property except for that which is set forth on said settlement statement. Furthermore, upon closing this transaction consistent with said settlement statement, there are no currently due but unpaid taxes or assessments or homeowner's association (HOA) fees or HOA assessments or HOA dues of any nature. Owner does not know of any future government or HOA assessments of any kind pertaining to the Property.
4. There are no claims of any interests of any nature in the Property, whether recorded or unrecorded, being made or held by any third party, as, for instance, a leasehold tenant or life tenant or an adverse possessor. Furthermore, to the best of Owner's knowledge,
   a) all building and improvements are located inside the boundaries of the Property and the Property, including without limitation all improvements thereon, is in compliance with all applicable zoning laws and ordinances, and no part of any improvement that does not belong to Owner encroaches, either in whole or in part, onto the Property; and
   b) there are no violations of any covenants, setback lines or restrictions and there are no boundary line disputes pertaining to the Property.
5. None of the undersigned is a party to any bankruptcy proceeding, legal action or other proceeding that might affect the Property nor is the Property the subject of or in any way affected by any bankruptcy proceeding, tax sale, legal action or other proceeding.
6. Owner has allowed no portion of the premises nor done any act or allowed any act to be done which has changed or could change the boundaries of the premises.
7. Should the subject closing involve the issuance of an enhanced owner's title insurance policy, then Owner further deposes and states that the Property has:
   a) a single family house/condominium with no separate building, garage or apartment used as a second residence; and
   b) Actual pedestrian and vehicular access based on a legal right of access to the Property.

INDEMNITY: Owner, and each of them, agrees to pay on demand, jointly and severally, to Signature Title Services, LLC, its successors or assigns, or First American Title Insurance Company, to Owner's lender, if applicable, or to the purchaser, if applicable, and/or their lender, if any, all amounts which any of them may pay or become liable to pay, including but not limited to interest, court costs and attorneys' fees, by reason of any misrepresentation contained herein. *Owner realizes that the closing agent, title underwriter, attorneys, purchasers and lender involved in this transaction are relying on the accuracy of the representations contained herein in conducting and completing the closing, insuring title and preparing documents and would not conduct the closing, insure the title or prepare the documents unless such representations were made and such indemnity was given.*

Kellyn Johnson Date: 11/25/24

Cory Johnson Date: 11/25/24

SWORN TO AND SUBSCRIBED before me, the undersigned, on this date of: 11/25/24

MICHELLE CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-24-20

Notary Public: _____

My commission expires: _____

Tennessee Certification of Electronic Document

I, STEVE HASTON, do herby 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 6/26/26 (date of document).

Affiant Signature

6/26/26
Date

State of Tennessee

County of Montgomery

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

Notary's Signature

DUSTIN LOBATO
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

NOTARY'S SEAL

My Commission Expires: 12/19/28