Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Karen Johnson Davidson County
Batch# 1451822 DEEDWARR
07/27/2026 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,299.18
20260727-0068088

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $621,400.00

Affiant

Subscribed and sworn to before me this 27th day of July, 2026.

Notary Public
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher Johns and Monica Johns 6305 Palomar Court Nashville, TN 37211	Rocket Mortgage, LLC 1050 Woodward Ave. Detroit, MI 48226-1906	172-10-0B-053.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Rhonda Robin Avery, a single woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Christopher Johns and Monica Johns, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 53 on the Plan of Closter Lot Development Christiansted Valley, a Planned Unit Development, Phase 2, Revision 1 of record in Instrument No. 20010209-0012854 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rhonda Robin Avery, an unmarried woman, by deed from Belmont Homes, LLC of record in Instrument No. 20030114-0005742, Register's Office for Davidson County, Tennessee, and dated January 9, 2003.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Closter Lot Development Christiansted Valley, a Planned Unit Development, Phase 2, Revision 1 of record in Instrument No. 20010209-0012854 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #19991221-0305559 and amended in Instrument No. 20000728-0074515 and Instrument No. 20070206-0015266 in the official records of the Davidson County Register of Deeds.

4. Charter of Christiansted Valley Homeowners Association of record in Instrument No. 19991221-0305561 Register's Office for Davidson County, Tennessee

This property is improved property known as 6305 Palomar Court, 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 27th day of July, 2026.

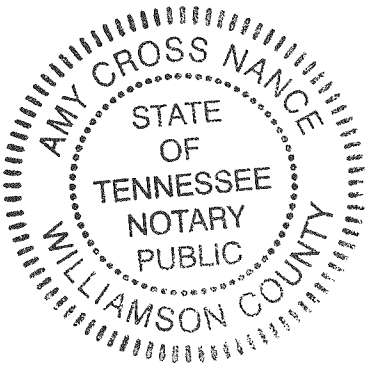
Rhonda Robin Avery

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of July, 2026, before me personally appeared Rhonda Robin Avery, 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 27th day of July, 2026.

Notary Signature
My commission expires: 2/7/27



I, Amy Cross Nance, 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 this 27th day of July 2026

Dated 7/27, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 27th day of July, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL