39B

WARRANTY DEED

Karen Johnson
Batch # 1451890
07/27/2026 02:25:49 PM
Fees: $13.00 Taxes: $16,650.00

Davidson County
DEEDWARR
2 pgs

20260727-0068205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF July, 20 26.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil Johnson and Laura Johnson	Steadfast Mortgage	
(NAME)	(NAME)	
4911 Sewanne Road	2 Cadillac Dr	145-04-0-007.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Brentwood, TN 37027	
(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, **Bryan Bennett and Emily Bennett, a married couple**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO **Neil Johnson and Laura Johnson, a married couple,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 8 of Block "B" on the Revised Plan of Lealand Manor, not of record, described according to a survey made by Lewis D. Justice, surveyor, October 10, 1945, as follows:

Beginning on the Westerly margin of Sewanee road at the Northeast corner of the property conveyed to W. B. Overton and wife, by deed from Laura Lee Robertson, of record in Book 1334, Page 316, Register's Office for Said County, being the corner of Lots Nos. 8 and 9; thence with the line between said two lots, Westwardly 616 feet to the Easterly line of Lot No. 11; thence with the Easterly line of Lots Nos. 11 and 5, Northwardly 203.3 feet to the corner of Lots Nos. 6 and 8; thence with the Southerly line of Lots Nos. 6 and 7, Eastwardly 616.1 feet to the Westerly margin of Sewanee road; thence with the same, Southwardly 250 feet to the beginning.

Being the same property conveyed to Bryan Bennett and Emily Titlow, as tenants in common with right of survivorship by Warranty Deed from Carl E. Brasser and wife, Kathryn W. Brasser of record in Instrument No. 20191002-0100388 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on October 02, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 4911 Sewanee Road, Nashville, TN 37220

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 hand this 24th day of July, 2026.

Bryan Bennett

Emily Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2026, before me personally appeared Bryan Bennett and Emily Bennett, 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 24th day of July, 2026.

Notary Signature
My commission expires: 3.6.29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON