Karen Johnson Davidson County
Batch# 1452353 DEEDWARR
07/29/2026 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20260729-0069490

	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $190,000.00 Affiant Subscribed and sworn to before me, this 28th day of July, 2026. Notary Public My commission expires: 01/30/2029 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

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:
AWA Enterprises LLC		**08609001500**
104 Madison Mill Drive		
Nolensville, TN 37135		

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,

Olivia Nicole Johnson, aka Olivia Nicole Jones, unmarried

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

AWA Enterprises, LLC, a Tennessee Limited Liability Company

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 in Davidson County, Tennessee, being Lot No. 11, Plan of Lakeside Woods Estate, Section Three, of record in Plat Book 7900, Pages 218, 219, & 220, Register's Office for 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 Mark D Johnson, by Quitclaim Deed form Sonya R Johnson, dated July 16, 2002, of record in Instrument No. 20020717-0096355, in the Register's Office for Davidson County, Tennessee. Mark D Johnson died testate on March 28, 2026. By Last Will and Testament admitted to probate in the Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 26P855, the Testator devised the subject property to Olivia Nicole Johnson. Oath is hereby made that Olivia Nicole Johnson is now known as and is one and the same person as Olivia Nichole Jones.

Further being the same property conveyed to Sonya R Johnson and husband, Mark D Johnson, by Warranty Deed from Brenda Chandler, dated April 24, 1998, of record in Book 10917, Page 731, in the Register's Office for Davidson County, Tennessee.

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 3305 Dockside Dr, Hermitage, TN 37076.

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.

Olivia Nicole Jones Date: 7/22/26
Olivia Nicole Jones

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Olivia Nicole Jones, 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 22nd day of July 2026, _____.

NOTARY PUBLIC

My Commission Expires: 5/8/29

MARY B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/08/2029 DAVIDSON COUNTY

Certificate of Authenticity

I, Mark Sheeran, 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 7/22/24.

Date

Affiant Signature

7/22/24

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 22nd day of July, 2024

Notary's Signature
My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029