Karen Johnson Davidson County
Batch# 1453310 DEEDWARR
08/03/2026 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20260803-0071298

WARRANTY DEED

This instrument prepared by: Walter N. Winchester, Esq.
Winchester, Sellers, Foster & Steele, P.C.
100 Bluegrass Commons Blvd., Suite 2170
Hendersonville, TN 37075
Phone: (865) 637-1980

Responsible Taxpayer and Property Owner:

Caroline Adams
C/O Old National Bank
One Main St
Evansville, IN 47708

Map/Parcel No. 034 03 0B 907.00

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $205,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Caroline Adams
Affiant

Sworn to and subscribed before me, this
30 day of July, 2026.

R Paulsson
Notary Public
My Commission Expires: 9-19-2028

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INDENTURE is made this the 30th day of July, 2026, by and between **Bruce A. Johnson, Jr.** (hereinafter the "Grantor"), and **Caroline Adams, a single woman** (hereinafter the "Grantee").

WITNESSETH:

That said Grantor for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable considerations in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby, bargain, sell and convey unto said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee, together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein, the following described Demised Premises:

Land in Davidson County Tennessee, being Unit No. 907, phase five, Churchill crossing condominiums, a horizontal property regime established by the fifth amendment to the master deed of Churchill crossing condominiums of record in Instrument No. 20050829-0103675, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Bruce A. Johnson, Jr. by Special Warranty Deed from The Secretary of Veterans Affairs, dated 03/04/2016, of record in Instrument No. 20160310-0023052, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Demised Premises to the said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee forever.

AND said Grantor, for Grantor and for the heirs, representatives, executors, administrators, successors, and assigns of Grantor, does hereby covenant with said Grantee and the heirs, representatives, executors, administrators, successors and assigns of Grantee, that Grantor is lawfully seized of the Demised Premises herein conveyed; Grantor has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons; and that said Demised Premises are free from all encumbrances, ***EXCEPT*** the lien of current *ad valorem* property taxes, assumed and to be paid by Grantee based upon pro-ration at closing.

IN WITNESS WHEREOFR, the Grantor has executed this or caused the same to be executed by a duly authorized representative this the date first written above.

GRANTOR: Bruce A. Johnson, Jr.

Bruce A. Johnson, Jr.

STATE OF TENNESSEE §
§
COUNTY OF Sumner §

Personally appeared before me, a duly commissioned **Notary Public** in and for the County and State aforesaid, **Bruce A. Johnson, Jr.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for purposes therein contained,

Witness my hand at office this the 30th day of July, 2026.

Lori Buie

Notary Public

My Commission Expires: 6/29/27

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/30/2026 (date of document).

Jennifer Russell
Affiant Signature

7/30/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30 day of July 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

