This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue S.
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1463066 DEEDWARR
08/25/2026 10:26:00 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260825-0078591

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Dahron Johnson, *et ux.* 1069 Horseshoe Drive, Nashville, TN 37216	SAME	Map: 61-15 Parcel: 5.00

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JENERIC, LLC**, a Virginia Limited Liability Company (the "Grantor") , has bargained and sold, and by these presents does transfer and convey unto: **Dahron Johnson and Kate Johnson** (the "Grantee"), their successors and assigns, all of its right, title and interest, if any, in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 38 on the Map of Locust Grove Estates, of record in Book 1424, Page 11, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to JENERIC, LLC, by deed from Eric Stamer, of record in Instrument No.: 20260317-0021125, Register's Office for Davidson County, Tennessee.

And, being the same property previously conveyed to Eric

A. Stamer by deed of record in Instrument No.: 20071231-0148618, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

Grantor makes oath that the subject property has never been the marital residence of Grantor.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: **1069 Horseshoe Drive, Nashville, TN 37216.**

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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WITNESS my hand this 24 day of August, 2026.

GRANTOR:

JENERIC, LLC

By: Eric A. Stamer,
Title: Sole Member

STATE OF VIRGINIA)
COUNTY OF AUGUSTA)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged to me that he is the Sole Member of JENERIC, L.L.C., a member-managed Virginia Limited Liability Company, and that he, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said JENERIC, L.L.C., by signing his name as such member.

Witness my hand and official seal at office at Augusta, Virginia on this the 21 day of August, 2026.

Maegan Elizabeth Szmolke
Notary Public

My Commission Expires:

March 31, 2030

MAEGAN ELIZABETH SZMOLKE
NOTARY PUBLIC
REGISTRATION # 8017629
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 03/31/30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $300,000.00.

Affiant -

Subscribed and sworn before me this 21st day of August, 2026.

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY