Karen Johnson Davidson County
Batch# 1465459 DEEDWARR
09/01/2026 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20260901-0080479

WARRANTY DEED

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF August, 2026.

B. Cortez
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Alyssa Walker Salsman and John R. Salsman (NAME)	Vellum Mortgage Inc. (NAME)	
3009 Bluffhollow Gap (ADDRESS)	12706 Fair Lakes Cir #400 (ADDRESS)	173-08-0A-062.00-CO
Antioch TN 37013 (CITY) (STATE) (ZIP)	Fairfax VA 22033 (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, **Sandra Johnson, a single woman**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Alyssa Walker Salsman and John R. Salsman, Tenancy By The Entirety,** 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. 92 on the Final Plat, Section Two, Deer Valley, Cluster Lot Subdivision" - A Planned Unit Development of record in Instrument No. 20060106-0002333, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bernard E. Johnson III, a Married man by Warranty Deed from S & Y Construction, Inc., a Tennessee corporation of record in Instrument No. 20080213-0014503 Register's Office for Davidson County, Tennessee, dated February 12, 2008 and recorded on February 13, 2008 and Scrivener's Affidavit recorded in Instrument no. 20080612-0060685.

Being the same property conveyed to Bernard E. Johnson III and Sandra Johnson, husband and wife by Quit Claim Deed from Bernard E. Johnson III, a married man of record in Instrument No. 20230829-0067623 Register's Office for Davidson County, Tennessee, dated August 29, 2023 and recorded on August 29, 2023. Bernard E. Johnson, III, having since passed, leaving Sandra Johnson as the remaining tenant by the entirety.

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 3009 Bluffhollow Gap, Antioch, TN 37013

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 25th day of August, 2026.

Sandra Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2026, before me personally appeared Sandra Johnson, 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 25th day of August, 2026.

Notary Signature
My commission expires: 3.6.29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Yvette Meldrum, 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 August 25, 2026.

YM

Signature

August 25, 2026

State of Tennessee

County of Williamson,

Sworn to and subscribed before me this August 25, 2026

B. Cortez

Notary's Signature

My Commission Expires: 6/19/30

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030