Karen Johnson Davidson County
Batch# 1469738 DEEDWARR
09/08/2026 10:46:30 AM 4 pgs
Fees: $23.00 Taxes: $2,404.63
20260908-0082937

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 4/29/30

(AFFIX SEAL)

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH26-11726

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brian Johnson and Hannah Smith 7216 Magnolia Hills Drive Nashville, TN 37221	Brian Johnson and Hannah Smith 7216 Magnolia Hills Drive Nashville, TN 37221	155-12-0A-022.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kathy J. McKinney, as Trustee of the McKinney Revocable Living Trust, Dated January 21, 2016**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brian Johnson, a single man, and Hannah Smith, a single woman, Joint Tenants in Common with Rights of Survivorship**, hereinafter called the Grantees, their successors 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. 22 on the Plan of Magnolia Hills of record in Book 7900, Page 782, amended in Book 7900, Page 809, Register's Office for said County.

Said Lot No. 22 fronts 80.00 fee on the Broken Northeasterly Margin of Magnolia Drive and Extends back 150.00 feet on the Broken Easterly Line and 100.00 feet on the Westerly Line to a dead line in the rear, measuring 77.95 feet thereon.

Being the same property conveyed to Kathy McKinney and Spouse, Jerry McKinney by Warranty Deed from South Harpeth Construction Co., Inc of record in Book 10670, Page 699, Register's Office for Davidson County, Tennessee, dated October 23, 1997 and recorded on November 04, 1997, and Affidavit of Scrivener's Error recorded in Instrument No. 20130626-0065833.

Being the same property conveyed to Jerry A. McKinney and Kathy J. McKinney, Trustees of the McKinney Revocable Living Trust, dated January 21, 2016, as tenants by the entireties by Warranty Deed from Kathy McKinney, and husband, Jerry McKinney of record in Instrument No. 20160205-0011184 Register's Office for Davidson County, Tennessee, dated January 21, 2016 and recorded on Februaryb 05, 2016.

Being the same property conveyed to Jerry A. McKinney and Kathy J. McKinney, husband and wife, as tenants by th entiretied by Quitclaim Deed from Jerry A. McKinney and Kathy J. McKinney, Trustees of the McKinney Revocable Living Trust Dated January 21, 2016 of record in Instrument No. 20200617-0063214 Register's Office for Davidson County, Tennessee, dated June 05, 2020 and recorded on June 17, 2020.

Being the same property conveyed to Jerry A. McKinney and Kathy J. McKinney, as Trustees of the McKinney Revocable Living Trust dated January 21, 2016 by Quitclaim Deed from Jerry A. McKinney and Kathy J. McKinney, husband and wife of record in Instrument No. 20200817-0092108 Register's Office for Davidson County, Tennessee, dated June 05, 2020 and recorded on August 17, 2020.

Being the same property conveyed to Jerry A. McKinney and Kathy J. McKinney, husband and wife, joint tenants with the right of survivorsip by Quitclaim Deed from Jerry A. McKinney and Kathy J. McKinney, as Trustees of the McKinney Revocable Living Trust dated January 21, 2016 of record in Instrument No. 20220207-0013860 Register's Office for Davidson County, Tennessee, dated December 03, 2021 and recorded on February 07, 2022.

Being the same property conveyed to Jerry A. McKinney and Kathy J. McKinney, as Trustees of the McKinney Revocable Living Trust, Dated January 21, 2016 by Quitclaim Deed from Jerry A. McKinney and Kathy J. McKinney, husband and wife, joint tenants with the right of survivorship of record in Instrument No. 20220207-0013862 Register's Office for Davidson County, Tennessee, dated December 03, 2021 and recorded on February 07, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **7216 Magnolia Hills Drive, Nashville, TN 37221**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of August, 2026

Kathy J McKinney, trustee

Kathy J. McKinney, Trustee of The McKinney Revocable Living Trust, Dated January 21, 2016

STATE OF TENNESSEE

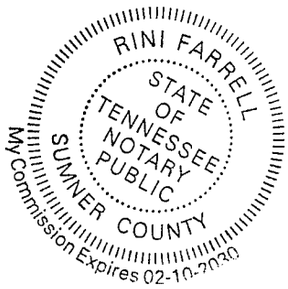
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kathy J. McKinney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Trustee for the McKinney Revocable Living Trust, Dated January 21, 2016 and that he/she is authorized by the McKinney Revocable Living Trust, Dated January 21, 2016 to execute this instrument on its behalf as such Trustee.

Witness my hand and seal at Nashville, Tennessee, this 27th day of August, 2026.

Notary Public

My Commission Expires: 02/10/2030



Tennessee Certification of Electronic Document

I, Justin Foster 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 8-27-26 (date of document).

Affiant Signature

8-27-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 of August, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027