WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/2/30

(AFFIX SEAL)

CAROL M HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1480277 DEEDWARR
10/02/2026 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20261002-0090963

THIS INSTRUMENT WAS PREPARED BY
Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aldo Lopez and Josefina Cruz	**SAME**	**182-00-0-057-00**
(NAME) **13667 Old Hickory Boulevard**	(NAME)	
(ADDRESS) **Nashville, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED, WE, **Edward A. Johnson and wife, Bonita F. Johnson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO **Aldo Lopez and Josefina Cruz, joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND in the 5th formerly the 6th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 4, 5, 6, 7, 8 and 9 on the Map of the Lands of Joseph C. Nance, deceased, of record in Minute Book "M", page 703, County Court Clerk's Office, for said County and being known as Lot No. 1 on the Map of the Division of the Patton Land, described according to a survey thereof made by Stephen A. Draper, Surveyor, October 12, 1959, as follows:

BEGINNING on the southerly margin of Old Hickory Boulevard at a point 1,029.06 feet from the northeast corner of the property conveyed to Donegan of record in Book 6128, page 716, thence with said southerly margin of Old Hickory Boulevard S 87 deg. 40' 00" E 158.04 feet to a point; thence S 01 deg. 30' 04 W 1,354.94 feet to a point; thence 158.04 feet on the southerly boundary line to a point; thence N 1 deg. 30' 04" E 1,359.46 feet on the west boundary line to a point of beginning.

BEING the same property conveyed to Edward A. Johnson and wife, Bonita F. Johnson by deed from Edwin C. Tenpenny and wife, Lois Tenpenny of record in Book 6260, page 927, Register's Office for Davidson County, Tennessee dated 3/28/1984 filed 3/30/1984.

This is ( ) **unimproved** (x) **improved** property known as: **13667 Old Hickory Boulevard, Nashville, 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/our hand (s) this the 30th day of September, 2026.

Bonita F. Johnson

Edward A. Johnson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 30th day of September, 2026, before me personally appeared Bonita F. Johnson and Edward A. 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 30th day of September, 2026.

Notary Signature
My commission expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Katy Buck, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered fr registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/30, 2026.

Katy Buck

Katy Buck

Date: 9/30/26

State of Tennessee

County of Rutherford

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

Carol M Holmes

Notary's Signature

CAROL M HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 06/02/2030