Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1485131 DEEDWARR
10/16/2026 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,805.52
20261016-0094867

WARRANTY DEED

File No. KS-26-3934

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $758,249.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Johnson and Shelby Johnson	Brandon Johnson and Shelby Johnson	
(NAME) 916A Strouse Avenue	(NAME) 916A Strouse Avenue	072-13-1P-001.00-CO
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(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, I/we, **JMR Investments LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Johnson and Shelby Johnson, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 916A on the Plan of Homes at 916 Strouse, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250320-0020096, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the property conveyed to Chanda Taylor, unmarried, and Kent Taylor, married, by Warranty Deed from James Robert and Eric Sox, of record in Instrument Number 20121018-0095694, Register's Office for Davidson County, Tennessee, dated September 27, 2012 and recorded on October 18, 2012.

Being part of the property conveyed to Chanda Gonet, a married woman (formerly known as Chanda Taylor) by Quit Claim Deed from Kent Taylor, a married man, of record in Instrument Number 20200715-0077313, Register's Office for Davidson County, Tennessee, dated July 13, 2020 and recorded on July 15, 2020.

Being part of the property conveyed to JMR Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Chanda Gonet, married, of record in Instrument Number 20250320-0020095, Register's Office for Davidson County, Tennessee, dated March 17, 2025 and recorded on March 20, 2025.

This is property more commonly known as 916A Strouse Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 9th day of October, 2026.

JMR Investments LLC, a Tennessee Limited Liability Company

By: _____
Joseph M. Roberts, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared Joseph M. Roberts, Managing Member of JMR Investments LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of JMR Investments LLC, the within named bargainor, a Limited Liability Company, and that such Joseph M. Roberts, Managing Member of JMR Investments LLC as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Nashville TN, this 9th day of October, 2026.

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

_____
Notary Signature

Printed Name: _____

My commission expires: _____

Certificate of Authenticity

I, Mackenzie Baltz, 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 October 9, 2026.

Date

Affiant Signature

October 15, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of October, 20 26.

Notary's Signature

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/13/29
Date

Notary's Seal (if on paper)