This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (LRK)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 12/07/16 11:24 4 pgs
Fees:22.00 Taxes:0.00
20161207-0128448

ADMINISTRATOR, C.T.A.'S DEED

Address New Owners:
Betra Z. Johnson
4400 Wyoming Avenue
Nashville, TN 37209

Send Tax Bills To:
same

Map/Parcel Number:
103 04 0 058.00

WHEREAS, Michael O. Johnson (the "Decedent") died on May 16, 2016 and Decedent's Last Will and Testament, dated August 31, 1999, was admitted to probate on June 9, 2016, as File No. 16P-917 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will");

WHEREAS, Betra Z. Johnson is the duly appointed successor Administrator, *c.t.a.* (the "Administrator, *c.t.a.*") of the Decedent's Estate (the "Estate"); and

WHEREAS, the Decedent's siblings, Lee Ensign Johnson, III, Stephen Lloyd Johnson and Susan Carol Johnson, are the beneficiaries under the Decedent's Will; and

WHEREAS, each of the Decedent's siblings, Lee Ensign Johnson, III, Stephen Lloyd Johnson and Susan Carol Johnson, filed a Disclaimer of Interest In Estate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) on October 28, 2016, disclaiming their respective interests in the Decedent's estate; and

WHEREAS, upon entry of the Disclaimers of Interest In Estate filed by the Decedent's siblings, the Decedent's surviving spouse, Betra Z. Johnson, is the sole beneficiary of the Decedent's estate; and

WHEREAS, the Administrator, *c.t.a.* desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to Betra Z. Johnson in order to settle matters of the Estate in accordance with the terms of the Will and the Disclaimers of Interest In Estate filed by the Decedent's siblings, Lee Ensign Johnson, III, Stephen Lloyd Johnson and Susan Carol Johnson.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Administrator, *c.t.a.* hereby transfers, and conveys all of the Administrator, *c.t.a.*'s right, title and interest in the Property to Betra Z. Johnson, in fee simple (the "Beneficiary").

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, her successors and assigns, forever; and the Administrator, *c.t.a.* hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Administrator, *c.t.a.*'s warranties to the maximum extent that she can or should do as Administrator, *c.t.a.*, but not further or otherwise.

IN WITNESS WHEREOF, the Administrator, *c.t.a.* has executed this instrument this 2nd day of December, 2016.

Betra Z. Johnson, Administrator, *c.t.a.*
Estate of Michael O. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Betra Z. Johnson, who upon oath acknowledged that she is the Administrator, *c.t.a.* of the Estate of Michael O. Johnson, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 2nd day of December, 2016.

Jerrie J. Chilcote
Notary Public

NOTARY PUBLIC
Jerrie J. Chilcote
My Commission Expires
October 7, 2019
STATE OF TENNESSEE

My Commission Expires: 10-07-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Affiant

Subscribed and sworn to before me this 2nd day of December, 2016.

Jerrie J. Chilcote
Notary Public

My Commission Expires: 10-07-2019

JERRIE J. CHILCOTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jerrie J. Chilcote
My Commission Expires
October 7, 2019
STATE OF TENNESSEE

784458.1 11439-001

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 301 of Block No. 17 on the Plan of Charlotte Park Company's First Addition to West Nashville, as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 301 fronts 50 feet on the northerly side of Wyoming, formerly Sixth Avenue, and runs back between parallel lines with the westerly margin of 44th Avenue North, formerly Third Street, 150 feet to an alley.

Being part of the same property conveyed to Michael O. Johnson and Lee E. Johnson, both unmarried, as tenants in common with right of survivorship by deed from Oma Elizabeth Pegram, unmarried, of record in Book 6947, page 170, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Michael O. Johnson, unmarried, by deed from Lee E. Johnson, unmarried, of record in Book 7278, page 225, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property located at 4400 Wyoming Avenue, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Linda R. Koon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Linda R. Koon

Linda R. Koon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Linda R. Koon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7th day of Dcember, 2016.

Jerrie J Chilcote

Notary Public

My Commission Expires: 10-07-2019

JERRIE J. CHILCOTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jerrie J. Chilcote
My Commission Expires
October 7, 2019
STATE OF TENNESSEE