NAME AND ADDRESS OF NEW OWNERS:
Charles Leon Johnson
408 Elm Street
Madison, Tennessee 37115

THIS INSTRUMENT PREPARED BY:
Esquire Title & Escrow, Inc.
30 Burton Hills Boulevard, Suite 200
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Charles Leon Johnson
408 Elm Street
Madison, Tennessee 37115

Bill Garrett Davidson County
Batch# 69634 DEEDWARR
03/15/2018 12:10:30 PM 4 pgs
Fees: $23.00 Taxes: $566.10
20180315-0024532

WARRANTY DEED

WITH EXECUTOR'S QUITCLAIM

(Tax Parcel ID # 04313038100)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Debra Lynne Johnson, and Lisa Renee Eldridge,** have bargained and sold and do hereby transfer and convey unto **Charles Leon Johnson,** his heirs and assigns, forever, that certain property located and situated in Davidson County, at 408 Elm Street Madison, Tennessee 37115, and more particularly described as follows, to-wit:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the West 50 feet of the North 200 feet of Lot No. 40 of Block I on the Map of Forest Park Subdivision as of record in Book 843, Page 44, Register's Office for said County. Said part of said lot fronts 50 feet on the south side of Kim Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Edward P. Herald and wife, Lorene Gerald by deed dated August 31, 1955 from James H. McGee and wife, Estelle R. McGee of record in Book 2448, Page 159, Register's Office for Davidson County, Tennessee The said Edward P. Gerald died September 18, 1997 survived by his wife, Lorene Gerald who thereafter died testate on September 3, 2017 and by Last Will & Testate filed in the Probate Court of Davidson County, Tennessee under Docket # 17P1762, Debra Lynne Johnson and Lisa Renee Eldridge as Executors were authorized and directed to sell said property. **Lorene Edith Gerald is also known as Edith Lorene Gerald.**

This conveyance is subject to title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantee, her heirs and assigns, forever.

We covenant with the said Grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2017 real property taxes which will be prorated at closing.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant

and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned **Debra Lynne Johnson, Co-Executrix and Lisa Renee Eldridge, Co-Executrix of The Estate of Lorene Edith Gerald,** hereby quitclaims any and all interest of the estate in the herein described property to the said Grantee.

WITNESS OUR HANDS AND SIGNATURES on this the 5 day of March 2018.

Debra Lynne Johnson
Debra Lynne Johnson, Executrix of the Estate of Lorene Edith Gerald

Lisa Renee Eldridge
Lisa Renee Eldridge, Executrix of the Estate of Lorene Edith Gerald

Debra Lynne Johnson
Debra Lynne Johnson, Individual

Lisa Renee Eldridge
Lisa Renee Eldridge, Individual

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 2018, before me, the undersigned, a Notary Public, for the State of Tennessee and County aforesaid, personally appeared **Debra Lynne Johnson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the **Co-Executrix** of **The Estate of Lorene Edith Gerald,** and to be the person whose name is subscribed to this instrument as the principal, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

5th WITNESS my hand and official seal at Nashville, Davidson County Tennessee this day of **March, 2018.**

Theresa L. Smith
Notary Public

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires: 11-5-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 2018, before me, the undersigned, a Notary Public, for the State of Tennessee and County aforesaid, personally appeared **Debra Lynne Johnson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument as the principal, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

5th WITNESS my hand and official seal at Nashville, Davidson County Tennessee this day of **March, 2018.**

Theresa L. Smith
Notary Public

My Commission expires: 11-5-18

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Indiana
COUNTY OF Fayette

On this 5th day of March, 2018, before me, the undersigned, a Notary Public, for the State of Indiana and County aforesaid, personally appeared **Lisa Renee Eldridge** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the **Co-Executrix** of **The Estate of Lorene Edith Gerald,** and to be the person whose name is subscribed to this instrument as the principal, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

WITNESS my hand and official seal at Connersville, Indiana
County Fayette this 5th day of **March, 2018.**

Alisa Baker
Notary Public

My Commission expires: 2024

STATE OF Indiana
COUNTY OF Fayette

On this 5th day of March, 2018, before me, the undersigned, a Notary Public, for the State of Indiana and County aforesaid, personally appeared **Lisa Renee Eldridge** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument as the principal, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

WITNESS my hand and official seal at Connersville, Indiana
County Fayette this 5th day of **March, 2018.**

Alisa Baker
Notary Public

My Commission expires: 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$153,000.00**

Affiant

Witness my hand at office this 5th day of March 2018.

Lisa Connally
Notary Public

My Commission Expires: 5.19.19

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201803150024532

True Copy Certification

I, Lynn Vaught, 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.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY