THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621160

Karen Johnson Davidson County
Batch# 247316 DEEDWARR
06/24/2019 10:35:04 AM 4 pgs
Fees: $23.00 Taxes: $2,960.00

20190624-0060700

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $800,000.00.

Affiant

Subscribed and sworn to before me, this19th day of June, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William A. Nelson and Kristin H. Nelson 1113 McKenzie Ave Nashville, TN 37206	New Owner	Tax Parcel ID No. 117-04-0-304.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ward Christopher Clark, Susan Ward Carr n/k/a Susan Wallace Clark, Charles R. Johanson, III, Sheryl Johanson Ritter n/k/a Sheryl Johanson, Marion Ward Johanson, Edward Estock, Jr. n/k/a Emerald Estock and Portia Lynn Estock n/k/a Portia Vaughn, as the sole surviving heirs of Portia Savage Ward** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William A. Nelson and Kristin H. Nelson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 120, as shown on the map entitled Victoria Place, of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to M. E. WARD and wife, PORTIA SAVAGE WARD , by deed from JNO B. COBB, CLERK OF THE COUNTY COURT , of record in Book 1090, page 21, dated May 10, 1938, said Register's Office.

M.E. WARD A/K/A MARION E. WARD died on or about June 3, 1960, leaving PORTIA SAVAGE WARD as the surviving tenant by the entirety.

PORTIA SAVAGE WARD died on or about September 4, 1987. Upon her death, the subject property passed to her surviving heirs at law, her daughters LESLIE WARD ESTOCK and MARJORIE WARD JOHANSON as evidenced by an Affidavit of Heirship of record as Instrument No. 20190624-0060693, said Register's Office.

LESLIE WARD ESTOCK died on or about August 11, 2011. Upon her death, her interest in the subject property passed to her heirs at law as evidenced by an Affidavit of Heirship of record as Instrument No. 20190624-0060690, said Register's Office.

MARJORIE WARD JOHANSON died on or about October 15, 2018. Upon her death, her interest in the subject property passed to her heirs at law as evidenced by an Affidavit of Heirship of record as Instrument No. 20190624-0060691, said Register's Office.

For further reference, see Administratrix C.T.A. Deed of record in Instrument No. 20120822-0075617, dated August 17, 2012, corrected by Affidavit of record in Instrument No. 20120913-0083376, said Register's Office.

Charles Richard Johanson, Jr., unmarried conveyed any and all interest in said property by Quitclaim Deed of record in Instrument No. 20190624-0060693, said Register's Office.

See also Affidavit of Heirship for Portia Ward Clark of record in Instrument No. 20190624-0060689 said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 117-04-0-304.00.

Matters shown on the Plan of record in Plat Book 332, page 10, said Register's Office.

This is improved property located at 1502 Cedar Lane Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of June, 2019.

Ward Christopher Clark by Emerald Estock

Ward Christopher Clark by Emerald Estock, his Attorney-in-Fact

Charles R. Johanson, III by Emerald Estock his Attorney-in-Fact

Charles R. Johanson, III by Emerald Estock, his Attorney-in-Fact

Marion Ward Johanson by Emerald Estock, his Attorney-in-Fact

Marion Ward Johanson by Emerald Estock, his Attorney-in-Fact

Portia Lynn Estock n/k/a Portia Vaughn by Emerald Estock, her Attorney-in-Fact

Portia Lynn Estock n/k/a Portia Vaughn by Emerald Estock, her Attorney-in-Fact

Susan Ward Carr n/k/a Susan Wallace Clark by Emerald Estock, her Attorney-in-Fact

Susan Ward Carr n/k/a Susan Wallace Clark by Emerald Estock, her Attorney-in-Fact

Sheryl Johanson Ritter n/k/a Sheryl Johanson by Emerald Estock, her Attorney-in-Fact

Sheryl Johanson Ritter n/k/a Sheryl Johanson by Emerald Estock, her Attorney-in-Fact

Edward Estock Jr n/k/a Emerald Estock

Edward Estock, Jr. n/k/a Emerald Estock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward Estock, Jr. n/k/a Emerald Estock,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Ward Christopher Clark and that he is authorized by Ward Christopher Clark to execute this instrument on his behalf.

WITNESS my hand and official seal, this 19th day of June, 2019.

Kate Rosenthal

Notary Public
My Commission Expires:

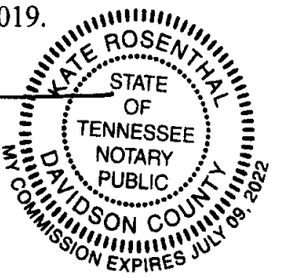
KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward Estock, Jr. n/k/a Emerald Estock,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Susan Ward Carr n/k/a Susan Wallace Clark and that he is authorized by Susan Ward Carr n/k/a Susan Wallace Clark, execute this instrument on her behalf.

WITNESS my hand and official seal, this 19th day of June, 2019.

Notary Public
My Commission Expires:

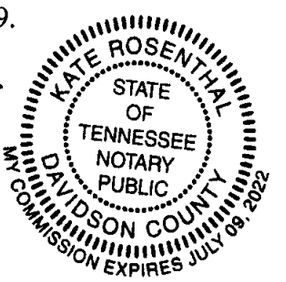


STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward Estock, Jr. n/k/a Emerald Estock,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Charles R. Johanson, III and that he is authorized by Charles R. Johanson, III to execute this instrument on his behalf.

WITNESS my hand and official seal, this 19th day of June, 2019.

Notary Public
My Commission Expires:



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward Estock, Jr. n/k/a Emerald Estock,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Sheryl Johanson Ritter n/k/a Sheryl Johanson and that he is authorized by Sheryl Johanson Ritter n/k/a Sheryl Johanson to execute this instrument on her behalf.

WITNESS my hand and official seal, this 19th day of June, 2019.

Notary Public
My Commission Expires:



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward Estock, Jr. n/k/a Emerald Estock,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Marion Ward Johanson and that he is authorized by Marion Ward Johanson to execute this instrument on his behalf.

WITNESS my hand and official seal, this 19th day of June, 2019.

Notary Public
My Commission Expires:



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward Estock, Jr. n/k/a Emerald Estock,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Portia Lynn Estock n/k/a Portia Vaughn by Emerald Estock, her Attorney-in-Fact and that he is authorized by Portia Lynn Estock n/k/a Portia Vaughn by Emerald Estock, her Attorney-in-Fact to execute this instrument on her behalf.

WITNESS my hand and official seal, this 19th day of June, 2019.



Notary Public My Commission Expires