WARRANTY DEED

Karen Johnson Davidson County
Batch# 322793 DEEDWARR
12/02/2019 10:23:24 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20191202-0123371

JAMES A. WAECHTER DAVIDSON COUNTY TENNESSEE
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF NOV., 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric P. Johnson and Julie S. Johnson	owner	
(NAME) 314 33rd Avenue North	(NAME)	09213007200
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, WE, **BILLY SMITH, JR., ADMINISTRATOR OF THE ESTATE OF SALLIE MAI SMITH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC P. JOHNSON AND JULIE S. JOHNSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 6 in Block No. 7 of Charlotte Park Company's 2nd Addition to Nashville, as of record in Book 57, Page 160, Register's Office for said county.

Said Lot No. 6 fronts 50 feet on the northerly side of Park Avenue formerly First Avenue, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Billie Smith and wife, Sallie Mai Smith by Warranty Deed from R.E. Coursey and wife, Geneva Coursey, of record in Book 5208, Page 364, Register's Office for Davidson County, Tennessee. Billie Smith died on April 16, 2013 leaving Sallie Mai Smith as sole surviving Tenant by the Entirety. The said Sallie Mai Smith died on Intestate January 9, 2019. Billy Smith was appointed as Administrator of the estate and was authorized to sell the said Real Property pursuant to Order Approving Contract and Sale of Real Property Her Estate under Docket No. 19P676 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3510 Park Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 26 day of November, 2019

ESTATE OF SALLIE MAI SMITH

BY: Billy Smith Jr, Administrator

BILLY SMITH, JR., ADMINISTRATOR

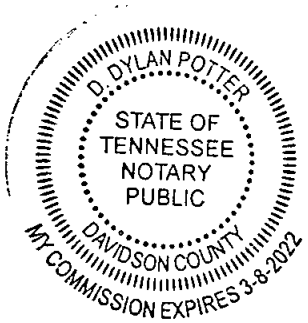
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Billy Smith, Jr. with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Administrator of the Estate of Sallie Mai Smith, and who further acknowledged that he is authorized to execute the within instrument as Administrator.

Witness my hand and official seal this 26th day of November, 2019.

Commission expires:



Notary Public