Karen Johnson Davidson County
Batch# 616354 DEEDWARR
04/16/2021 11:09:30 AM 6 pgs
Fees: $33.00 Taxes: $1,147.00
20210416-0051099

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210133030**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this 14th day of April, 2021. Notary Public My Commission Expires:

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: James L. Clayton 2414 18th Avenue North Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081 03 0 308.00

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, **Susan Walker Allen as Executrix of the Estate of Theresa Jureka Johnson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James L. Clayton, single man,** ("Grantees"), its 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 No. 20, as shown on the map entitled Map of Riverview Gardens, of record in Plat Book 3600, page 46, 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 THERESA J. JOHNSON, SINGLE, by deed from RISE REMODS, LLC, A COLORADO LIMITED LIABILITY COMPANY, of record as Instrument No. 20190725-0073205, dated July 17, 2019, said Register's Office.

THERESA J. JOHNSON died testate on or about March 1, 2021, in Arkansas. Said property was under contract at the time of the decedent's death, resulting in an executory contract whereby the property becomes personal property of the estate under the control of the Executrix of the Estate. SUSAN WALKER ALLEN has been appointed EXECUTRIX OF THE ESTATE OF THERESA J. JOHNSON by Order dated April 9, 2021, in the Circuit Court of Pope County, Arkansas, Probate Division 2. Order attached as ''Exhibit A"
Theresa Johnson and Theresa Jureka Johnson being one and the same person.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverview Gardens, as recorded in Plat Book 3600, Page(s) 46.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3708, Page 80

This is improved property located at 2414 18th Avenue North Nashville TN 37208

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 13th day of April, 2021.

The Estate of Theresa Jureka Johnson

Susan Walker Allen

By: Susan Walker Allen, Executrix

STATE OF Arkansas)

COUNTY OF Pope)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Walker Allen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of The Estate of Theresa Jureka Johnson, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 13th day of April 2021.

Jennifer Judkins

Notary Public

My Commission Expires: 01-17-2029

JENNIFER JUDKINS
MY COMMISSION # 12706852
EXPIRES: January 17, 2029
Yell County

"EXHIBIT A"

ELECTRONICALLY FILED
Pope County Circuit Court Probate Division
Pam Ennis, County Clerk
2021-Apr-09 15:10:58
58PR-21-96
C05D02 : 3 Pages

IN THE CIRCUIT COURT OF POPE COUNTY, ARKANSAS
PROBATE DIVISION 2

IN THE MATTER OF:
THE ESTATE OF THERESA JUREKA JOHNSON **CASE NO. 58PR-2021-96**
DECEASED

ORDER PROBATING WILL AND
APPOINTING EXECUTRIX

On this _____day of April, 2021, comes on for hearing the petition of SUSAN WALKER ALLEN, for probate of the Will of THERESA JUREKA JOHNSON, deceased, and for the appointment of a Executrix of the estate, and upon consideration of such petition, and the facts and evidence in support thereof, the Court finds:

1. That no demand for notice of proceedings to probate the decedent's Will or for the appointment of a personal representative of the estate has been filed herein, the petition is not opposed by any known person, and the same may be heard and decided forthwith.

2. That THERESA JUREKA JOHNSON, aged 63, died on March 1, 2021. That the decedent was a resident of Russellville, Pope County, Arkansas.

3. That this Court has jurisdiction and venue properly lies in this County.

4. That the instrument, dated September 24, 1999, offered for probate was executed in all respects according to law when the decedent was competent to do so and acting without undue influence, fraud or restraint, and has not been revoked.

5. That the Will of the decedent nominates SUSAN WALKER ALLEN to serve as Executrix, without bond. Petitioner is a proper person to so serve in such capacity.

It is, therefore, CONSIDERED, ORDERED and ADJUDGED that the proffered instrument be and hereby is admitted to probate as the Last Will of the decedent, that SUSAN

WALKER ALLEN be and hereby is appointed Executrix without bond, and that Letters Testamentary shall be issued to said personal representative upon filing of his Acceptance of Appointment.

See Electronic Signature Attached
GORDON W. MCCAIN
CIRCUIT JUDGE

Prepared by:

Braden R. Vaughn
Van Kleef & Vaughn
Attorney at Law
P.O. Box 9246
Russellville, AR 72811
(479) 967-9246 Phone
(479) 967-9248 Fax
ABN 2014-146

Approved by:

Susan W allen

SUSAN WALKER ALLEN

Arkansas Judiciary

Case Title: THERESA JUREKA JOHNSON

Case Number: 58PR-21-96

Type: ORDER APPT ADMINISTRATOR/IX

So Ordered

Gordon W. McCain, 5th Circuit
Division 2 Judge

True Copy Certification

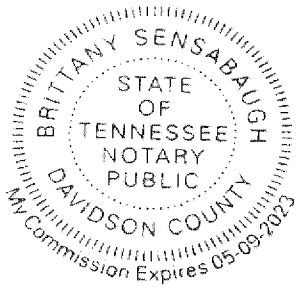
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23