WARRANTY DEED

Karen Johnscn Davidson County
Batch# 769286 **DEEDWARR**
12/07/2021 12:16:33 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20211207-0162071

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Stacy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2021.

M. Catherine Cleaveland
Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Nathaniel Jameson	New Owner	11809010800
(NAME)	(NAME)	
1018 Graybar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **George Clifton Johnson and John Steven Johnson and Linda Gail Johnson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert Nathaniel Jameson and Mary Katherine Jameson**, **spouses married to each other,** hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land in Davidson County, State of Tennessee (the "Property") Plat Book 1424, Page 10, more particularly described as follows:

Being in the 7th, formerly the 11th Civil District of said County, being Lot No. 20 on the Map of Sec. No 1, Oriental Golf Club Subdivision, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, Dec. 17, 1938, as follows:

Beginning on the northerly margin of Graybar Lane 659.6 feet West of the westerly margin of 10th Avenue South, being the corner of Lots No. 19 and 20; thence with the line between said two lots, northwardly 174 feet to the corner of Lots No. 1, 2, 19 and 20; thence with the southerly line of Lot No. 1, westwardly 75 feet; thence southwardly 174 feet to the northerly margin of said Lane; thence with said Lane, eastwardly 75 feet to the beginning.

Being the same property conveyed to George L. Brock, Jr. and Carolyn Brock by Quitclaim Deed from The Estate of Lillian M. Brock, dated 12/14/1988 and recorded 12/15/1988 of record in Book 7728, Page 283, Register's Office for Davidson County, Tennessee.

The said Carolyn Brock died testate on 09/23/2001, devising subject property to Martha Johnson Nocton, as evidenced in File No. 02P-1033, Probate Court Clerk's Office for Davidson County, Tennessee.

The said George L. Brock, Jr., died testate on 04/21/2002, devising subject property to Martha Johnson Nocton, as evidenced in File No. 02P-1034, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Martha Johnson Nocton by Quitclaim Deed from Martha Johnson Nocton, as Executrix of the Estate of Carolyn Brock, deceased and as Executrix of the Estate of George L. Brock, Jr., deceased, dated 07/31/2002 and recorded 08/12/2002 of record in Instrument 200208120097039, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda Gail Johnson, John Steven Johnson, and George Clifton Johnson, as equal tenants in common, by Quitclaim Deed from Martha Johnson Nocton, dated 01/11/2019 and recorded 01/28/2019 of record in Instrument 201901280008232, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martha Johnson Nocton by Quitclaim Deed from Linda Gail Johnson, John Steven Johnson, and George Clifton Johnson, dated 09/10/2021 and recorded 09/16/2021, of record in Instrument 202109160124308, Register's Office for Davidson County, Tennessee.

The said Martha Johnson Nocton died intestate on 09/18/2021, leaving the said George Clifton Johnson, John Steven Johnson and Linda Gail Johnson as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith of record in Instrument No. 20211130-0157508, and Affidavit and Indemnity Agreement of record in Instrument No. 20211207-0162070, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2022 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 1424, Page 10, in the Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 1018 Graybar Lane, Nashville, TN 37204

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

Effective the 24th day of November, 2021.

George Clifton Johnson

John Steven Johnson

Linda Gail Johnson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Clifton Johnson, John Steven Johnson, and Linda Gail Johnson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of November, 2021.

Notary Public:
My Commission Expires: 8/10/25

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County