(2)

Karen Johnson Davidson County
Batch# 830527 DEEDWARR
03/29/2022 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20220329-0036158

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2022.

Notary Public
MY COMMISSION EXPIRES: 9/29/24
File No. 22-15526

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alana Michelle Thompson and Sam Randall Thompson	New Owner Alana Michelle Thompson Sam Randall Thompson	142-064.00
2828 Old Hickory Blvd #1502 (STREET ADDRESS) Nashville TN 37221 (CITY) (STATE) (ZIP)	2828 Old Hickory Blvd #1502 (STREET ADDRESS) Nashville TN 37221 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Penny Johnson Allds, Julie Johnson Winnett and Gregory Allen Johnson, Heirs at Law of Jerry Allison Johnson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alana Michelle Thompson and Sam Randall Thompson, wife and husband**, 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 the 35th Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated December 09,2021 and known as Job No. 210350 as follows:

Beginning at an iron pin set at the southwest corner of this tract and the southeast corner of the Jo Elaine Pincek-Hunt and Gerald Hunt property (Inst No. 20031120-0169499 R.O.D.C., Tn.); said point is also on the northerly margin of Bellevue Road; thence with the easterly line of Hunt N30°33'46"E 214.38' to an existing flagged T Post; thence with the line of Carter's Glen (Book 9700, pg. 353 R.O.D.C., Tn.) N29°35'35"E 22.19' to an iron pin set at a fence corner; thence with the line of Burchwood Subdivision (Book 4955, page 32 R.O.D.C., Tn.) S60°17'41"E 119.17' to an iron pin set; thence with the line of Luis A. Madrid-Betancourt (Inst No. 20200417-0040432 R.O.D.C., Tn.) S32°22'30"W 230.10' to an iron pin set on the northerly margin of Bellevue Road; thence with the said northerly margin (25' from the centerline) N63°43'22"W 111.91' to the point of beginning, containing 0.62 acres more or less.

Being the same property conveyed to James Smith Johnson and wife, Rose Allison Johnson by Warranty Deed dated November 22, 1963 from John Samuel Allison and wife, Lettie McNeil Allison, Recorded January 15, 1970 in Book 4391, Page 841, in the Register's Office of Davidson County, Tennessee.

James Smith Johnson having since died vesting the property in Rose Allison Johnson.

Rose Allison Johnson having since died testate April 8, 2005 devising the property to Jerry Allison Johnson pursuant to the Last Will and Testament of Rose Allison Johnson of record as Instrument Number 20070502-0052554, in the Register's Office for Davidson County, Tennessee. See also Case #05P-612 in the Probate Court for Davidson County, Tennessee. Further See Affidavit of Heirship of record as Instrument Number 20070502-0052555, in the Register's Office for Davidson County, Tennessee.

Jerry Allison Johnson having since died intestate April 26, 2021 vesting the property in Penny Johnson Allds, Julie Johnson Winnett, and Gregory Allen Johnson as his Heirs at Law. See Order Opening Intestate Estate and to Issue Letters of Administration of record in Docket No: 21P985, in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Nashville – Davidson County (Probate Division). See Affidavit of Heirship of record in Instrument Number 202203290036157, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 352 Bellevue Road, Nashville, TN 37221.

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. Whenever 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/our hand(s) this 21st day of March, 2022.

Penny Johnson Allds

Julie Johnson Winnett

Gregory Allen Johnson

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 21st day of March, 2022, before me personally appeared Penny Johnson Allds, Julie Johnson Winnett, and Gregory Allen Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of March, 2022.

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

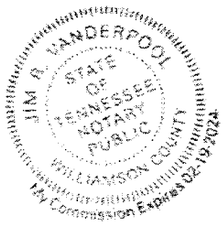
Notary Signature
My commission expires: 6/7/25

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

I Lisa Allard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 21, 2022.

Lisa Allard, Affiant March 21, 2022



State of Tennessee **County of Williamson**
Sworn to and subscribed before me this March 21, 2022.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-19-2024