Name and Address of New Owner and
Send Tax Bills To:
Stephen Lamb and Erin Reeve
605 Highland View Drive
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 848213 DEEDWARR
04/29/2022 11:38:41 AM 3 pgs
Fees: $18.00 Taxes: $1,509.60
20220429-0049996

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road #204
Ashland City, TN 37015

Map & Parcel No: 075-07-0-118.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Roger Alyn Johnson, Jr., as Conservator for Merrie B. Johnson, a widow**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stephen Lamb and Erin Reeve, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Highlands of Tulip Grove, Section 1, of record in Plat Book 4675, Page 26, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 112 fronts 79.42 feet on the Northwesterly side of Dutchmans Drive and extends around a curve to the right 36.76 feet which fronts 113.09 feet on the Northeasterly side of Highland View Drive and runs back 142.41 feet on the Northwesterly line and 158.17 feet on the Northeasterly line.

Being the same property conveyed to Roger A. Johnson, Sr., and Merrie B. Johnson, husband and wife by Warranty deed from Roger A. Johnson also known as Roger A. Johnson, Sr., and wife Merrie B. Johnson of record in Instrument No. 20180309-0022802 Register's Office for Davidson County, Tennessee, dated February 7, 2018 and recorded on February 9, 2018.

Roger A. Johnson, Sr., a/k/a Roger Alyn Johnson, Sr. having since died on October 5, 2020 leaving Merrie B. Johnson as the surviving tenant by the entirety. Said property is being conveyed pursuant to April 22, 2022 court order to sell real property in Docket No. 20P1897, Seventh Circuit Court of Davidson County, Tennessee, Probate Division, authorizing Roger Alyn Johnson, Jr., as Conservator, to sell the property on behalf of Merrie B. Johnson.

Being also known as 605 Highland View Drive, Nashville, Tennessee 37076.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of April, 2022.

Roger Alyn Johnson, Jr., Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2022, before me personally appeared Roger Alyn Johnson, Jr., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand this 27th day of April, 2022.

Notary Signature
My commission expires: 9/28/2024

BRIAN K NEWCOMB
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY
MY COMMISSION EXPIRES 9-28-2024

AFFIDAVIT OF VALUE

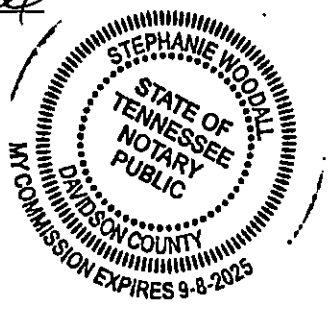
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $408,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of April, 2022.

Notary Signature
My commission expires:



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: YC-22-605