Karen Johnson Davidson County
Batch# 899631 DEEDQC
08/05/2022 11:58:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220805-0089329

This transfer is exempt from the recordation tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Ste. 120
Brentwood, Tennessee 37027
(615) 371-0800

ADMINISTRATOR'S DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.:
Roger Dale Johnson **53 Nickelby Down** **Brentwood, TN 37027**	**Owner**	**172-01-0A-037.00**

WITNESSETH:

I, **Roger Dale Johnson**, Administrator of the Estate of Toni N. Johnson, deceased, (Probate Court of Davidson County, Tennessee, (21P2501), as the Grantor herein, for and in consideration of the duties and powers conferred upon the said Administrator in the said Estate of Toni N. Johnson, deceased, by these presents does hereby quitclaim, transfer and convey the land herein described to the decedent's heir at law, **Roger Dale Johnson**, Grantee, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more fully described as follows, to wit:

Land in Davidson County Tennessee, being Lot No. 37 on the Plan of Copperfield, of record in Book 6900, pages 555 through 559, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Toni N. Johnson by Warranty Deed from James Kenneth Eaton, Executor of the Estate of Wilma Jean Eaton and James Kenneth Eaton, individually, and Patricia Diane Eaton nka Patricia Diane Gough, individually, of record as Instrument No. 20141009-0093822, Register's Office for Davidson County, Tennessee. Toni N. Johnson died intestate on December 10, 2021 and her estate was opened on July 22, 2022; the said Grantor herein being appointed as the Administrator of the Estate of Toni N. Johnson..

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 53 Nickelby Down, Brentwood, TN 37027

IN WITNESS WHEREOF, I have hereunto set my hand on this the 28th day of July, 2022.

GRANTOR:

Roger Dale Johnson

Roger Dale Johnson, Administrator of the Estate of Toni N. Johnson, deceased

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 **Roger Dale Johnson, Administrator** of the Estate of Toni N. Johnson, deceased, with whom I am personally acquainted and who (upon oath) acknowledged that as such Administrator, he executed the within named instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of July, 2022.

H. William Scott III

Notary Public

My Commission Expires: 7/31/24

