39B

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 946459 DEEDWARR
12/01/2022 10:39:28 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00

20221201-0125808

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62910
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bradley Eiras Rebecca Eiras 8202 Persia Way Nashville, TN 37211	Churchill Mortgage 1749 Mallory Lane #100 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 172120D49200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Theodore Lee Johnson, as Successor Administrator of the Estate of Kimberly Rochelle Johnson, and as the heir-at-law of Kimberly Rochelle Johnson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bradley Eiras and Rebecca Eiras, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 538 on the Plan of Town Center Homes at Lenox Village, Section III, of record in Inst. No. 20060118-0006550, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Kimberly R. Johnson by Warranty Deed from Peyton Marsh, unmarried, dated August 24, 2010 and recorded on August 26, 2010, of record in Inst. No. 20100826-0067717, Register's Office for Davidson County, Tennessee. The said Kimberly R. Johnson has since died. Letters of Successor Administration were issued to Theodore Lee Johnson of record in Docket No. 21P1356 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. By Affidavit of Heirship of record in Inst No. 20221201-0125807 Theodore Lee Johnson was established as the heir at law of Kimberly Rochelle Johnson.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Inst. No. 20060118-0006550, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20020315-0032826, Inst. No. 20060120-0007914, corrected in Inst. No. 20060221-0020352, Inst. No. 20060309-0027423, and Inst. No. 20220228-0022407, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Master Deed Restrictions of record in Inst. No 20020315-0032825 and 20060120-0007913, said Register's Office; Stormwater Detention Agreement of record in Inst. No. 200512210152802, said Register's Office; Charter of Lenox Village Town Center Association, Inc., of record in Inst. No. 20031016-0153550, said Register's Office.

This is improved property, known as 8202 Persia Way, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of November, 2022.

Estate of Kimberly Rochelle Johnson

By: Theodore Lee Johnson as Successor Administrator
Theodore Lee Johnson, as Successor Administrator

Theodore Lee Johnson heir-at-law
Theodore Lee Johnson, heir-at-law

State of Tennessee

County of Davidson

On this 28th day of November, 2022, before me the undersigned authority, personally appeared **Theodore Lee Johnson, as heir-at-law**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

On this 28th day of November, 2022, before me the undersigned authority, personally appeared **Theodore Lee Johnson, as Successor Administrator of the Estate of Kimberly Rochelle Johnson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Sworn and subscribed before me this 29 day of November, 2022

Notary

My Commission Expires: 7-6-24

