Karen Johnson Davidson County
Batch# 959981 DEEDWARR
01/11/2023 09:56:20 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20230111-0002331

WARRANTY DEED

2022-174

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of December, 2022.

(Affix Seal) Notary Public

My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ryan Beane and Carlie Ralston Beane 1880 General George Patton Drive, Suite 107 Franklin, TN 37067	NEW OWNER	16004002900

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 consideration, the receipt of which is hereby acknowledged, I/we, **Glinda J. Miles, Executor of the Mary Gassaway Johnson and Edward A. Johnson, Executor of the Estate Mary Gassaway Johnson**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ryan Beane and Carlie Ralston Beane, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 179 ON THE PLAN OF BRENTWOOD HALL, SECTION 6, OF RECORD IN BOOK 2331, PAGE 20, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 179 FRONTS 146.0 FEET ON THE SOUTHERLY MARGIN OF OAKLEY DRIVE AND EXTENDS BACK 169.6 FEET ON THE EASTERLY LINE AND 170.0 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 146.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO EVERETT E. JOHNSON AND WIFE, MARY JOHNSON BY DEED FROM JOHN A. IRBY AND WIFE, SHIRLEY H. IRBY OF RECORD AS (BOOK) 5355 / (PAGE) 658 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 25, 1978 AND RECORDED ON OCTOBER 26, 1978.

AND THE SAID, EVERETTE E. JOHNSON, HAS SINCE DEPARTED THIS LIFE ON OR AROUND APRIL 16, 2008, LEAVING TITLE VESTED IN MARY JOHNSON BY RIGHTS OF SURVIVORSHIP.

AND THE SAID, MARY GASSAWAY JOHNSON, HAS SINCE DEPARTED THIS LIFE ON OR AROUND AUGUST 8, 2002, LEAVING A LAST WILL AND TESTAMENT DULY FILED AND PROBATED AS ESTATE NO. 22P1708 IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.

( ) unimproved
This is (X) improved property know as 479 Oakley Drive, Nashville, TN 37220.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, their heirs and 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.

Witness my/our hand(s) this 14th day of December, 2022.

Glinda J. Miles, Executor of the Estate Mary Gassaway Johnson

Glinda J. Miles Executor of the Estate Mary Gassaway Johnson

Edward A. Johnson, Executor of the Estate Mary Gassaway Johnson

Edward A. Johnson, Executor of the Estate Mary Gassaway Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority of the state and county mentioned, personally appeared Glinda J. Miles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Executor (or other officer authorized to execute the instrument) of the Estate of Mary Gassaway Johnson. the within named bargainor, an estate, and that such executor, as such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of an estate as Executor.

Witness my hand and official seal on this 14th day of December, 2022.

Notary Public
My Commission Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority of the state and county mentioned, personally appeared Edward A. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Executor (or other officer authorized to execute the instrument) of the Estate of Mary Gassaway Johnson. the within named bargainor, an estate, and that such executor, as such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of an estate as Executor.

Witness my hand and official seal on this 14th day of December, 2022.

Notary Public
My Commission Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County