This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $712,000.00.

Affiant

Subscribed and sworn before me this the 16 day of June, 2023.

Notary Public
My commission expires:

W. DILLON WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023

Karen Johnson Davidson County
Batch# 1017522 DEEDWARR
06/21/2023 02:15:10 PM 2 pgs
Fees: $13.00 Taxes: $2,634.40

20230621-0047117

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alexa R. Howard	New Owner	161-14-0C 019.00
5301 Barton Vale Ct.		
Nashville, TN 37211		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, FRANCES ANN WALKER AND JOHN ROBERT LECLAIR WALKER, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALEXA HOWARD, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Final Plat of Barton Vale of record in Book 7900, Page 639, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frances Ann Walker and John Robert LeClair Walker, as tenants by the entireties, by deed dated 01/29/2020, from F. Steven Johnson, Executor of the Estate of Joan R. Johnson, of record in Instrument No. 20200130-0011299, Register's Office for said County. The said Joan R. Johnson having since died testate on 03/31/2019, F. Steven Johnson having been appointed Executor of the Estate of Joan R. Johnson; see Probate Docket Number 19P-798, Seventh Circuit Court of Davidson County, Tennessee.

Also being the same property conveyed to John Robert LeClair Walker and wife, Frances Ann Walker, as tenants by the entireties, a thirteen hundredths (13/100) undivided interest, by deed dated 01/01/2014, from Joan R. Johnson of record in Instrument No. 20140207-0010831, Register's Office for said County.

Also being the same property conveyed to John Robert LeClair Walker and wife, Frances Ann Walker, as tenants by the entireties, a thirteen hundredths (13/100) undivided interest, by deed dated 12/30/2013, from Joan R. Johnson of record in Instrument No. 20131230-0130931, Register's Office for said County.

Also being the same property conveyed to Jesse R. Johnson and wife, Joan R. Johnson, by deed dated 02/06/2003, from Irelan L. Queen and wife, Janet L. Queen of record in Instrument No. 20030212-0019386, Register's Office for said County. The said Jesse R. Johnson having since died on 03/03/2012, leaving Joan R. Johnson as the surviving tenant by the entirety.

Said property being conveyed pursuant to Specific Powers of Attorney dated 05/22/2023 of record in Instrument No. 20230608-0043539 and 20230608-0043540, Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5301 Barton Vale Ct., 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 16 day of June, 2023.

Frances Ann Walker by Jenny West
Frances Ann Walker
BY: Jenny West as Attorney-in-Fact Attorney in Fact

John Robert LeClair Walker by Jenny West Attorney in Fact
John Robert LeClair Walker
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 16 day of June, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Frances Ann Walker by Specific POWER OF ATTORNEY dated 05/22/2023, and who acknowledged that he executed the same as the free act and deed of Frances Ann Walker.

Witness my hand and official seal this 16 day of June, 2023.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 16 day of June, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Robert LeClair Walker by Specific POWER OF ATTORNEY dated 05/22/2023 and who acknowledged that he executed the same as the free act and deed of John Robert LeClair Walker.

Witness my hand and official seal this 16 day of June, 2023.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY