WARRANTY DEED

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Austin Michael Robertson	New owner	
(NAME)	(NAME)	
544 Westgate Court		142 11 0 121 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SEAN MICHAEL STEVENS AS ADMINISTRATOR CTA OF THE ESTATE OF EVELYN J. JOHNSON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUSTIN MICHAEL ROBERTSON, AN UNMARRIED MAN** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 14 on the Plan of Westward Winds, as of record in Book 3700, Page 32, Register's Office for said county.

Said Lot No. 14 fronts 53.86 feet on the Northerly side of the terminus of Westgate Court, and extends back between lines 126.4 feet on the Westerly line and 140.4 feet on the Easterly line, to a dead line in the rear, which is a broken line, measuring a total of 212.6 feet thereon.

Being the same property conveyed to Evelyn J. Johnson by Warranty Deed from Theron J. Rice, Jr., and wife, Sandra Newton Rice of record in Book 5693, Page 942, in the Register's Office of Davidson County, Tennessee, dated December 19, 1980 and recorded on December 23, 1980.

Being the same property conveyed to Linda Faye Johnson Stevens by Warranty Deed from Evelyn J. Johnson (retaining life estate), of record in Book 8073, Page 424, in the Register's Office of Davidson County, Tennessee, dated March 27, 1990 and recorded on March 27, 1990.

Being the same property conveyed to Evelyn J. Johnson by Quitclaim Deed from Linda Faye Johnson Stevens, of record in Book 9610, Page 747, in the Register's Office of Davidson County, Tennessee, dated February 10, 1995 and recorded on March 03, 1995. Evelyn J. Johnson died on March 22, 2023, leaving a Last Will and Testament probated under Docket No. 23P835 in the Seventh Circuit Court of Davidson County, Probate Division. Under the said Will, Judy Hay was to serve as Executor and Jimmy H. Watson,Jr., as the alternate, both have declined to serve. Sean Michael Stevens was appointed as Administrator of the said Estate.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Karen Johnson Davidson County
Batch# 1018707 **DEEDWARR**
06/26/2023 08 17 23 AM 2 pgs
Fees $13 00 Taxes $1,424 50

20230626-0048117

unimproved
This is x property, known as 544 Westgate Court, Nashville, TN 37221
improved

(House Number)	(Street)	(P O Address)	(City or Town)	(Postal Zip)

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 and assigns forever, and we do covenant with the said GRANTEES that we 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, 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 GRANTEES, 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 hand this 23 day of June, 2023

BY _____

SEAN MICHAEL STEVENS, AS ADMINISTRATOR
CTA OF THE ESTATE OF EVELYN J JOHNSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Sean Michael Stevens, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Administrator C T A of the Estate of Evelyn J Johnson, and who further acknowledged that he is authorized to execute the within instrument as Administrator C T A of said Estate

Witness my hand and official seal this 23 day of June, 2023

Commission expires

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

_____
Notary Public