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

Karen Johnson Davidson County
Batch# 1089272 DEEDWARR
01/08/2024 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,568.80
20240108-0001427

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $424,000.00

Affiant

Subscribed and sworn before me this the 4th day of January, 2024.

Notary Public
My commission expires:
3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Greenleaf Real Estate Development LLC 104 Eastpark Dr Ste 300 Brentwood TN 37027	New Owner	161-02-0 007.00

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 GREENLEAF REAL ESTATE DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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. 76 on the Plan of McMurray Woods, Section III, as of record in Book 3300, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description hereof.

Being the same property conveyed to Frances Ann Walker and John Robert LeClair Walker, as tenants by the entireties, by Executor's Quitclaim Deed dated 01/29/2020, from F. Steven Johnson, as Executor of the Estate of Joan R. Johnson, of record in Instrument No. 20200130-0011282, Register's Office for said County.

Also being the same property conveyed to Joan R. Johnson, by Executor's Quitclaim Deed dated 04/23/2014, from F. Steven Johnson, individually, and also as Executor of the Estate of Jesse R. Johnson, and as Co-Trustee of the Jesse R. Johnson Family Trust, of record in Instrument No. 20140604-0048206, 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 Case Number 19P-798, Davidson County, Tennessee.

Also being the same property conveyed to Jesse R. Johnson, by Warranty Deed dated 08/13/2004, from Steven E. Cross and wife, Lori A. Cross, of record in Instrument No. 20040818-0100057, Register's Office for said County.

The said Jesse R. Johnson having since died intestate on 03/03/2012, F. Steven Johnson having been appointed Executor of the Estate of Jesse R. Johnson; see Probate Case Number 12P-635, Davidson County, Tennessee.

According to said Will, the Property passes to Frances Ann Walker and F. Steven Johnson as Co-Trustees of the Jesse R. Johnson Family Trust and; as a result of a non-judicial Settlement agreement signed by Joan R. Johnson, Frances Ann Walker, and F. Steven Johnson, title to the Property should be properly vested in Joan R. Johnson.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 633 McMurray Drive, Nashville, TN 37211.

FAW by JW
JRW by JW

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 4 day of January, 2024.

Frances Ann Walker by Jenny West Attorney in Fact
Frances Ann Walker by Jenny West as 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 DAVIDSON

On this 4 day of January, 2024, 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 11/30/2023, 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 4 day of January, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4 day of January, 2024, 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 11/30/2023, 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 4 day of January, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 4, 2024.

Affiant Signature

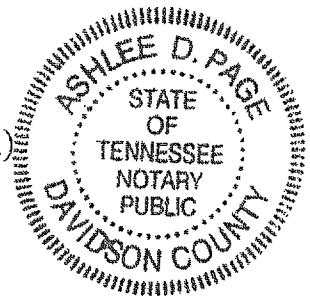
1/8/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of January, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/6/2026