Karen Johnson
Batch # 1097198
02/02/2024 09:17:26 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDWARR
4 pgs
20240202-0007376

This Instrument Prepared By:
B. DIANE BIDDLE
ATTORNEY AT LAW
P.O. BOX 405
WARTBURG, TN 37887

WARRANTY DEED

THIS INDENTURE, made by and between SANDRA LOUISE JOHNSON, a single person, WIDOW OF BRUCE KENNETH JOHNSON, Deceased and Surviving Tenant by the Entirety of the premises, of Gaithersburg, Maryland, herein referred to as the Grantor and SANDRA LOUISE JOHNSON, AND SUCCESSORS, TRUSTEE U/D DATED APRIL 6, 2018, of Gaithersburg, Maryland, herein referred to as the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid to them by the Grantee, and other good and valuable consideration not mentioned herein, the receipt and sufficiency of all of which is hereby acknowledged, have granted, sold, and conveyed, and do hereby grant, sell and convey unto the Grantees, the following described premises, to-wit:

> LYING AND BEING in Davidson County, Tennessee, and being more particularly described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 32 on the Map of M.P. Estes Subdivision of certain lots in Sharpe and Horn's 6TH Addition, as of record in Book 843, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> SUBJECT to Easement recorded in Book 4116 at Page 604, et seq., in the Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Linnaea Marie Johnson (now known as Linnaea Marie Andelman) by Warranty Deed dated December 20, 2004, from Elise Kennedy, a widow, and recorded as Instrument Number 20041222-0152294, et seq., in the Register's Office for Davidson County, Tennessee.

See rerecording of Deed on March 29, 2005 to correct the spelling of the Grantee's first name and rerecorded as Instrument Number 20050329-0033941, et seq., in the Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Sandra Louise Johnson and husband, Bruce Kenneth Johnson by Warranty Deed dated July 8, 2008, from Linnaea Marie Andelman (formerly known as Linnaea Marie Johnson) and husband, Erik D. Andelman and recorded as Instrument Number 20080904-0090522, et seq., in the Register's Office for Davidson County, Tennessee.

THE GRANTOR MAKES OATH THAT BRUCE KENNETH JOHNSON DECEASED ON OR ABOUT NOVEMBER 9, 2017, AS A RESIDENT OF MARYLAND, AND AT THE DATE OF HIS DEATH HE WAS SURVIVED BY HIS WIDOW, SANDRA LOUISE JOHNSON, WITHOUT AN INTERVENING DIVORCE. SANDRA LOUISE JOHNSON MAKES OATH THAT SHE HOLDS THE ENTIRE FEE SIMPLE TITLE TO THE SUBJECT PREMISES BY OPERATION OF LAW AS THE SURVIVING WIDOW AND TENANT BY THE ENTIRETY OF THE CONVEYED PREMISES.

BEING shown on Davidson County Tax Map 072 - Group 15 at Parcel 240.00, improved with a dwelling located at 1603 Porter Road, Nashville, TN 37206.

This Instrument was prepared according to the instructions of the parties. No title opinion or survey was requested or performed. The preparer of this instrument was not responsible for the closing of this transaction.

PROPERTY OWNERS ADDRESS AND REAL PROPERTY TAX RESPONSIBILITY: Sandra Louise Johnson, Trustee, 14 Treworthy Road, Gaithersburg, Maryland 20878

TO HAVE AND TO HOLD the said premises, together with the hereditaments and appurtenances thereto appertaining, unto the Grantee and Grantee's heirs, successors and assigns in fee simple forever, hereby releasing all claims to said property, including homestead and dower.

And the Grantor, for herself and her heirs, executors and administrators does hereby covenant with the Grantee, and Grantee's heirs, successors and assigns, that she is lawfully seized in fee simple of the premises above conveyed, and has full power, right and authority to convey the same; that said premises are free from all encumbrances, EXCEPT for subsequent tax years which Grantee assumes, utility, road rights-of-way and easements and restrictive covenants of record; and that said Grantor

will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever, except as stated herein.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this the eleventh day of January, 2024.

GRANTOR:

Sandra Louise Johnson
SANDRA LOUISE JOHNSON

STATE OF MARYLAND

COUNTY OF MONTGOMERY

Before me, the undersigned authority, of the County and State aforesaid, personally appeared, SANDRA LOUISE JOHNSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of January, 2024.

NOTARY PUBLIC

My Commission Expires: 09/26/2026

ATIQA KHAN
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
My Commission Expires 09-26-2026

STATE OF MARYLAND

COUNTY OF MONTGOMERY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ TAX EXEMPT , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Sandra Louise Johnson
AFFIANT

Subscribed and sworn to before me

this 11th day of January, 2024.

NOTARY PUBLIC

My Commission Expires: 09/26/2026

ATIQA KHAN
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
My Commission Expires 09-26-2026