Karen Johnson Davidson County
Batch# 1097585 DEEDWARR
02/02/2024 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $12,950.00
20240202-0007611

37998

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P24-16284-BW CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,500,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF Feb., 2024 Claire H. Jenkins Notary Public MY COMMISSION EXPIRES: 7/7/27 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly E. Cox, as Trustee of the 2423 Golf Club Lane Trust	New Owner	
2423 Golf Club Lane	2423 Golf Club Lane	117-05-0-081.00
Nashville, TN 37215	Nashville, TN 37215	
(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, WE, **Stephen T. Johnson, Executor of The Estate of Lorraine T. Johnson, deceased**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly E. Cox, as Trustee of the 2423 Golf Club Lane Trust under agreement dated January 25, 2024**

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. 6 on the map of a subdivision of Sharber's Home Tract, as depicted on the survey of W. B. Southgate, Surveyor, dated September, 1938, as follows:

Beginning at a point in the southerly margin of Golf Club Road, said point being 378 feet eastwardly from the easterly margin of Bowling Avenue, as measured along the said southerly margin of Golf Club Road; thence southwardly 411.5 feet to a point in the rear line of Lot No. 4 on said survey; thence eastwardly 125 feet to a point, being the northeast corner of Lot No. 5 on said survey; thence northwardly 418 feet to the southerly margin of Golf Club Road; thence westwardly along said margin 125 feet to the point of beginning.

Being the same property conveyed to James L. Johnson and wife, Lorraine T. Johnson by Warranty Deed from Phillip W. Gutmann and wife, Barbara G. Gutmann of record in Book 6013, page 250, Register's Office for Davidson County, Tennessee, dated November 16, 1982 and recorded on March 01, 1983, and for the sole purpose of dissolving the tenancy by the entirety, the said James L. Johnson conveyed all of his right, title and interest in the subject property to Lorraine T. Johnson by Quitclaim Deed of record in Book 8159, Page 144, Register's Office for Davidson County, Tennessee, dated July 16, 1990 and recorded on July 24, 1990.

The said James L. Johnson predeceased his wife, Lorraine T. Johnson, on or about December 25, 2014.

The said Lorraine T. Johnson died on or about August 09, 2023, her Last Will and Testament duly entered for probate in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, bearing Docket No. 23P1811. Said will instructs that all real property owned by Lorraine T. Johnson at the time of her death be administered as part of her probate estate subject to the control of the Executor. Under the terms of said will, Stephen T. Johnson, was appointed as the Executor of the estate, with full power and authority to sell the subject property without the approval of any court, or the joinder of any beneficiary of the estate.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2423 Golf Club Lane, Nashville, TN 37215**

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 the 2nd day of February, 2024.

Estate of Lorraine T. Johnson

BY: Stephen T. Johnson, Executor

Stephen T. Johnson, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen T. Johnson, Executor of The Estate of Lorraine T. Johnson, deceased,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of February, 2024.

My Commission expires: 10-4-27

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 2/2/24 (date of document).

Affiant Signature

2/2/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of February, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY