STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $80,000.00.

Subscribed and sworn before me, this the 4th day of March 2024.
My Commission expires: 11-3-25

Kimberly Marshall
Affiant

Notary Public

(Affix Seal)

ROBERT GREENE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: ROBERT GREENE, ATTORNEY	
4121 Clarksville Pike, Suite 8, Nashville, Tennessee 37218	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO
George Johnson, Jr. (Name)	Same (Name)
#1 Duncan Street (Street Address)	(Street Address)
Nashville, Tennessee 37210 (City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP AND PARCEL NO. **93-16-194**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECIEPT OF WHICH IS HEREBY ACKNOWLEDGED, **KIMBERLY MARSHALL, UNMARRIED** HEREINAFTER CALLED GRANTOR HAVE BARAGAINED AND SOLD , AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO **GEORGE JOHNSON, JR. UNMARRIED,** HEREINAFTER CALLED GRANTEE,HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION ATTACHED HERETO MARKED EXHIBIT "A" INCORPORATED HEREIN BY REFRENCE AND MADE A PART HEREOF.

THIS IS IMPROVED PROPERTY KNOWN AS 89 LEWIS STREET NASHVILLE, TENNESSEE 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate title and interest thereto belonging to the said GRANTEE, his, heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hands this 4th day of March 2024.

Karen Johnson Davidson County
Batch # 1116478 DEEDWARR
03/28/2024 01:42:14 PM 3 pgs
Fees: $18.00 Taxes: $296.00

20240328-0021690

Kimberly Marshall
KIMBERLY MARSHALL, UNMARRIED

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

Personally, appeared before me the undersigned, a Notary Public in, and for said County and State, the within named, **Kimberly Marshall, Unmarried** the bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the ~~purposes~~ therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of March 2024.

NOTARY PUBLIC

My Commission Expires: 11-3-25

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

EXHIBIT "A"

Being parts of Lots Nos. 146 and 147 on the Plan correctly known as Claiborne Plan Nashville, as of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee described according to a survey made by Norris H. Hickerson, Surveyor, June 7, 1952, as follows:

Beginning at an iron pin on the easterly margin of Lewis Street at the northwest corner of the property conveyed to Sam Miller and wife, by deed from Harry Diamond and wife, of record in Book 2104, page 536, said Register's Office; thence with Miller's northerly line eastwardly 93.7 Feet to the westerly margin of an alley; thence with said alley northwardly 36 feet to a pin 1.9 feet south of the southeast corner of lot No. 145 on said plan; thence with a fence line westwardly 96 feet to the easterly margin of Lewis Street; thence with said Street southwardly 35 feet to the beginning.

Being the same property devised to Richard M. Marshall by the Last Will and Testament of Mary E. Wade under Docket No 03P-79, Probate Court of Davidson County, Tennessee in Will Book 5060, Page 1016316, the order of the Court and will of record as Instrument No. 20240315-0018082 and 20240315-0018083 respectively.

Also, being the same property devised to Gwendolyn Marshall by the Last Will and Testament of Richard Melvin Marshall under Docket No 14P-93, Probate Court of Davidson County, Tennessee the orders of the Court and will of record as Instrument No. 20240326-0021093, 20240326-0021092 and 20240326-0021094 respectively.

Also, being the same property devised to Wallace Marshall by the Last Will and Testament of Gwendolyn Marshall under Docket No 15P-551, Probate Court of Davidson County, Tennessee the order of the Court and Will of record as Instrument No. 20240326-0021095 and 20240326-0021096 respectively.

Also being the same property devised to Kimberly Marshall by the Last Will and Testament of Wallace Marshall under Docket No 22P-1078, Probate Court of Davidson County, Tennessee the order of the Court and will of record as Instrument No. 20240326-0021097 and 2024326-0021098 respectively.