This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249323

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$631,779.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 15th day of May, 2024.

Notary Public
My Commission Expires: 3/9/27

Karen Johnson Davidson County
Batch# 1134865 DEEDWARR
05/15/2024 11:28:30 AM 4 pgs
Fees: $23.00 Taxes: $2,337.58
20240515-0035948

P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 15th day of May, 2024, among:

NANCY ELIZABETH BURNS PARDON

A MARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JEFF JOHNSTON AND NINA JOHNSTON
HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in the 24th Ward of the City of Nashville, Davidson County, Tennessee, being the southwesterly part of Lot No. 32 on the Map of Belair, as of record in Book 332, page 6, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 32 fronts 50 feet on the northerly side of Westwood Avenue and runs back between parallel lines, with the easterly line of Lot No. 31 and with the westerly line of the property of R. L. Reuther, Jr. and wife, and the Clark property adjoining the same on the north, to the southerly line of the property conveyed to Bertie Loftin White by deed from J. Leroy Davis and wife, of record in Book 772, page 18, said Register's Office, said line being 209 feet northerly from the northerly margin of Westwood Avenue.

Being the same property conveyed to Mabel H. Hutcheson by deed from N. A. Thomas, Jr. and wife, Jane Thomas, dated December 11, 1950, of record in Book 1913, page 441, Register's Office for Davidson County, Tennessee. The said Mabel H. Hutcheson having since died testate on October 24, 1982, and pursuant to the Last Will and Testament of Mabel Hutcheson, of record in Case No. 72572, Probate Court for Davidson County, Tennessee, the property was devised to Julia Hutcheson Nicholson. The said Julia Hutcheson Nicholson having since died testate on February 11, 2023, and pursuant to the Last Will and Testament of Julia "Judy" Hutcheson Nicholson, of record in Docket No. 23P691, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property was devised to Nancy Elizabeth Burns Pardon.

Being commonly known as 2806 Westwood Avenue, Nashville, TN 37212.

The herein described property is not now nor ever has been the principal place of residence of the Grantors spouse herein.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Nancy Elizabeth Burns Pardon

Nancy Elizabeth Burns Pardon

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Nancy Elizabeth Burns Pardon, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of May, 2024.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Jeff Johnston and Nina Johnston
Address: 2806 Westwood Avenue
City, State, Zip: Nashville, TN 37212

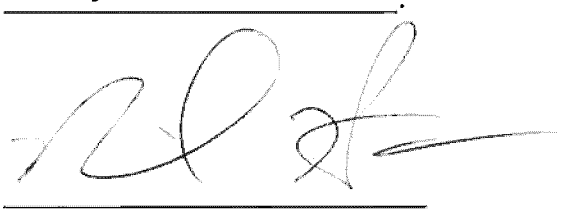
Responsible Party For Taxes:

Name: Jeff Johnston and Nina Johnston
Address: 2806 Westwood Avenue
City, State, Zip: Nashville TN 37212

Tax ID: 104-14-118.00

Certificate of Authenticity

I, Nick Harris, 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 **May 15, 2024**.



Affiant Signature

5/15/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **15th** day of **May**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

