This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20248985 **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 **$280,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Takeasha Vann Affiant Sworn to and subscribed before me this 17th day of May, 2024. Karlita Zirker Notary Public My Commission Expires: 1-17-2027

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/17/2027

WARRANTY DEED

THIS INDENTURE, made this 17th day of May, 2024, among:

TAKEASHA VANN AND LATANYA MANEY, AS PERSONAL REPRESENTIVE OF THE ESTATE OF JAMES EDWARD JOHNSON

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

AND

NASHVILLE METRO HOLDINGS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

its 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".

Karen Johnson Davidson County
Batch# 1136614 DEEDWARR
05/20/2024 10:48:30 AM 5 pgs
Fees: $28.00 Taxes: $1,036.00
20240520-0037203

Land in Davidson County, Tennessee, being Lot No. 71, Hefferman Place Subdivision, of record in Plat Book 161, page 138, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James E. Johnson, an unmarried man by deed from A. J. Johnson, dated November 29, 2001, of record in Instrument No. 20020104-0001808, Register's Office for Davidson County, Tennessee. The said James E. Johnson having since died testate on November 7, 2023, and pursuant to the Last Will and Testament of James Edward Johnson, of record in Case No. 24P91, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property was devised to Takeasha Vann.

Being commonly known as 2508 Alameda Street, Nashville, TN 37208.

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.

Takeasha Vann

Takeasha Vann

State of Tennessee

County of Davidson

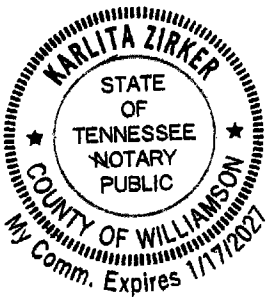
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Takeasha Vann, heir of the Estate of James Edward Johnson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence),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

Witness my hand and official seal this 17 day of May, 2024.

Karlita Zirker

Notary Public

My Commission Expires: 1-17-2027



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

LaTanya Maney, Personal Representative of the Estate of James Edward Johnson

BY: LaTanya Maney
LaTanya Maney

State of Georgia
County of Henry

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, LaTanya Maney, as Personal Representative of the Estate of James Edward Johnson, 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 17th day of May, 2024.

Notary Public
My Commission Expires: 10/25/2024

KENYATA BIRD
Notary Public - State of Georgia
Henry County
My Commission Expires Oct 25, 2024

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 2508 Alameda Street
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 2508 Alameda Street
City, State, Zip: Nashville, TN 37208

Tax ID: 092-02-390.00

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 17, 2024.

Affiant Signature

5/17/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of May, 2024.

Notary's Signature

My Commission Expires: 3/9/27

Date

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