THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547895** Karen Johnson Davidson County Batch # 1151030 DEEDWARR 06/26/2024 10:47:35 AM 2 pgs Fees: $13.00 Taxes: $2,497.50 20240626-0047802	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Affiant Subscribed and sworn to before me, this 24th day of June, 2024. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-09-2026

WARRANTY DEED

Address New Owner: Craig Menzie and Jennifer Menzie 1032 Edwin Warner Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-08-0-048.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stacy Johnson Henry and Earl S. Johnson, III, Co-Executors of the Estate of Mary Katherine Johnson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Craig Menzie and Jennifer Menzie, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 272 , as shown on the map entitled Warner Park Valley Section One, of record in Plat Book 3600, pages 12, 13 nd 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EARL S. JOHNSON, JR. and wife, KATHERINE T. JOHNSON and IRENE SPURLOCK TALBERT, by deed from FRED W. PHISTER and wife, JOAN PHISTER, of record in Book 6574, page 470, dated June 4, 1985, said Register's Office.

Being the same property conveyed to EARL S. JOHNSON, JR. and wife, KATHERINE T. JOHNSON, by deed from IRENE SPURLOCK TALBERT, of record in Book 9666, page 915, dated November 15, 1994, said Register's Office.

EARL S. JOHNSON, JR. died on or about August 5, 2020, leaving KATHERINE T. JOHNSON as the surviving tenant by the entirety.

KATHERINE T. JOHNSON died on or about February 28, 2024. Her Last Will and Testament being filed in the Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 24P746. The property is to be administered as part of the probate estate under the control of the Co-Executors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 129-08-0-048.00.

Matters shown on the Plan of record in Plat Book 3600, pages 12, 13 and 14, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3466, page 89, amended in Book 3577, page 511 and Book 3702, page 465, said Register's Office.

This is improved property located at 1032 Edwin Warner Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of June, 2024.

The Estate of Mary Katherine Johnson

Stacy Johnson Henry, Co-Executor — Earl S. Johnson III - Co-executor

By: Stacy Johnson Henry, Co-Executor

By: Earl S. Johnson, III, Co-Executor

STATE OF South Carolina)

COUNTY OF Beaufort)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacy Johnson Henry, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Executor of the Estate of Mary Katherine Johnson, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of June, 2024.

Notary Public

My Commission Expires: 3/10/27

JEREMY T McDONNELL
Notary Public, State of South Carolina
My Commission Expires
March 10, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Earl S. Johnson, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Co-Executor of the Estate of Mary Katherine Johnson, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of June, 2024.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2028