WARRANTY DEED

Karen Johnson Davidson County
Batch# 1169144 DEEDWARR
08/14/2024 11:24:30 AM 5 pgs
Fees: $28.00 Taxes: $1,345.88
20240814-0062052

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-7465-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Max W. Bryan	Pinnacle Bank, a Tennessee bank	118 04 0 041.00
(NAME)	(NAME)	
P.O. Box 40008	150 3rd Avenue South, Ste. 900	
(ADDRESS)	(ADDRESS)	
Nashville TN 37204	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY THREE THOUSAND SEVEN HUNDRED FITY AND NO/100 DOLLARS ($363,750.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JENNIFER JOHNSON AND JAMIE JOHNSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAX W. BRYAN, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in Davidson County, Tennessee, being known as Tract No. 1 on the map showing Re-Subdivision of Lot Nos. 1 to 6 inclusive of a part of the J. W. Russwurm Property on Rose or Rosedale Avenue and described according to a survey made by Hal R. Swann, Surveyor, dated March 8, 1943, as follows:

Beginning at the northwest corner of Gladstone Avenue and Rosedale Avenue; thence northerly along the westerly margin of Gladstone Avenue 104.6 feet to an iron pipe; thence leaving said Avenue and running

in a northwesterly direction, 28.6 feet to an iron pin at the northeast corner of said lot; thence westerly along the north line of said lot, 62.7 feet to an iron pin at the corner of Lot Nos. 1 and 2; thence southerly along the line between said lots, 149.3 feet to an iron pin in the northerly margin of Rosedale Avenue; thence easterly along the margin of said Avenue, 66.7 feet to the beginning.

Being the same property conveyed to Amos R. Stewart and wife, Willie Moore Stewart, by deed from Delmar Ray Anderson and wife, Betty Katherine Hamlett Anderson, of record in Book 3616, Page 133, Register's Office for Davidson County, Tennessee. Pursuant to a *Final Decree of Divorce* styled Willie Lee Stewart v. Amos Russell Stewart, entered in the Fifth Circuit Court for Davidson County, Tennessee in Docket No. 86877 on October 4, 1977, the ownership of the herein described real property was converted from a tenancy by the entirety between Amos R. Stewart and Willie Moore Stewart a/k/a Willie Lee Stewart to a tenancy in common between Amos R. Stewart and Willie Moore Stewart a/k/a Willie Lee Stewart.

Amos R. Stewart died, intestate, on June 30, 1987, survived by the following heirs at law: his adult children, namely Diana (Stewart) Johnson, Lisa (Stewart) Denson, William Bruce Stewart, and Michael Wayne Stewart.

Further, being the same property conveyed to Willie Moore Stewart, William B. Stewart and wife, Dorothy M. Stewart, by Quitclaim Deed from Willie Moore Stewart, dated November 21, 1990, and recorded on November 28, 1990, of record in Book 8244, Page 535, Register's Office for Davidson County, Tennessee. Willie Lee Moore Stewart died, intestate, on February 11, 1994, survived by the following heirs at law: her adult children, namely Diana (Stewart) Johnson, Lisa (Stewart) Young, f/k/a Lisa (Stewart) Denson, William Bruce Stewart, and Michael Stewart.

Further, being the same property conveyed to Diana L. Johnson, unmarried, by Quitclaim Deed from William B. Stewart and Dorothy M. Stewart, husband and wife, dated February 9, 2006 and recorded on February 9, 2006, of record in Instrument No. 20060209-0015997, Register's Office for Davidson County, Tennessee.

Lisa Gayle Stewart Young, formerly known as Lisa Stewart Denson, died, intestate, on November 20, 2016, survived by the following heirs at law: her adult children, Felicia Denson, also known as Felicia Goad, Davanda Denson, now known as Davanda Benningfield, Thunder Young, Storm Young, and Sundance Young.

Diana L. (Stewart) Johnson died, intestate, on July 21, 2022, survived by the following heirs at law: her adult children, Jennifer Johnson and Jamie Johnson. Further, being the same property conveyed to Jennifer Johnson and Jamie Johnson by Personal Representative's Deed from Jennifer Johnson, as the Personal Representative of the Estate of Diana L. Johnson, dated April 28, 2023 and recorded on June 29, 2023, of record in Instrument No. 20230629-0049471, Register's Office for Davidson County, Tennessee. See also Probate Docket No. 22P1949, Davidson County, Tennessee Probate Court.

Further, being the same property conveyed to Jennifer Johnson and Jamie Johnson by Quitclaim Deed from Michael Wayne Stewart, dated June 25, 2024 and recorded on July 8, 2024 in Instrument No. 20240708-0050778, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jennifer Johnson and Jamie Johnson by Quitclaim Deed from Sundance Young, dated July 8, 2024 and recorded on July 12, 2024, in Instrument No. 20240712-0052438, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jennifer Johnson and Jamie Johnson by Quitclaim Deed from Felicia Denson, dated July 12, 2024 and recorded on July 17, 2024, in Instrument No. 20240717-0053733, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jennifer Johnson and Jamie Johnson by Quitclaim Deed from Storm Young, dated July 12, 2024 and recorded on July 17, 2024, in Instrument No.

20240717-0053735, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jennifer Johnson and Jamie Johnson by Quitclaim Deed from Davanda Denson a/k/a Davanda Benningfield, dated July 12, 2024 and recorded on July 17, 2024, in Instrument No. 20240717-0053734, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jennifer Johnson and Jamie Johnson by Quitclaim Deed from Thunder Young, dated July 16, 2024 and recorded on July 22, 2024 in Instrument No. 20240722-0054482, Register's Office for Davidson County, Tennessee.

See also Afffidavit of Heirship, recorded contemporaneously herewith, of record in Instrument No. 202408140062050, Register's Office for Davidson County, Tennessee, dated July 25, 2024, and recorded on _____, 2024.

Neither Grantor has ever used the herein-described property as a primary residence.

This is improved property known as: 510 Rosedale Avenue, Nashville, Tennessee 37211.

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 our hands this 9 day of August, 2024.

Jennifer Johnson by Jamie Johnson, as attorney-in-fact
Jennifer Johnson by Jamie Johnson, as her attorney-in-fact

_____
Jamie Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jamie Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument on behalf of **Jennifer Johnson**, as her Attorney-in-Fact, as the free act and deed of the within named **Jennifer Johnson**.

Witness my hand and official seal this the 9 day of August, 2024.

_____
Notary Public

My commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

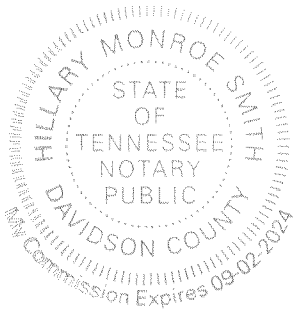
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the 9 day of August, 2024.

Notary Public

My commission expires: _____



True Copy Certification

I, John W. Bishop, 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 this the 9 day of August, 2024.

Affiant Signature
Date 8/9/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of August, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026