STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$700,000.00** (Seven Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 3rd day of September, 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY (NOTARY SEAL)

Karen Johnson Davidson County
Batch # 1179532 **DEEDWARR**
09/10/2024 10:02:26 AM 4 pgs
Fees: $23.00 Taxes: $2,590.00

20240910-0069629

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Kristin & Dillion Bock 4311 Nebraska Avenue Nashville, TN 37209	**SAME AS NEW OWNER**	091-16-0-102.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELISE ORR AND BRADLEY L. JOHNSON, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF MARILYN KAY JOHNSON, AND ELISE ORR, A WIDOW AND BRADLEY L. JOHNSON, A WIDOWER,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **KRISTIN BOCK AND DILLON BOCK, WIFE AND HUSBAND,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"
Legal Description

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **4400 NEVADA AVENUE** **NASHVILLE, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 30 day of August, 2024

Estate of Marilyn Kay Johnson

Elise Orr
By: Elise Orr, Co-Personal Representative

Elise Orr
Elise Orr, Individually

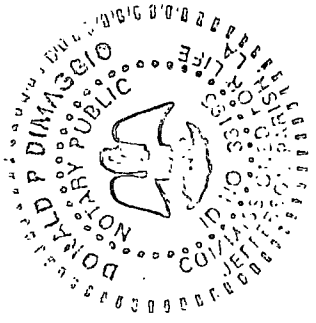
STATE OF LOUISANA)
COUNTY OF Jefferson)

On this 30 day of August, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elise Orr** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Co-Personal Representative of the Estate of Marilyn Kay Johnson, and in her capacity as such Co-Personal Representative, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 30 day of August, 2024.

Notary Public

Commission Expires: Donald P. DiMaggio
LA Notary Public# 33195
My Commission is for Life



STATE OF LOUISANA)
COUNTY OF Jefferson)

On this 30 day of August, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elise Orr** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30 day of August, 2024.

Notary Public

Commission Expires: Donald P. DiMaggio
LA Notary Public# 33195
My Commission is for Life



WITNESS, this 3rd day of September, 2024

Estate of Marilyn Kay Johnson

Bradley L Johnson Co-Personal Representative

By: Bradley L. Johnson, Co-Personal Representative

Bradley L Johnson individually

Bradley L. Johnson, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of September, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bradley L. Johnson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Co-Personal Representative of the Estate of Marilyn Kay Johnson, and in his capacity as such Co-Personal Representative, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 3rd day of September, 2024.

Notary Public

Commission Expires: July 3, 2028

RYAN WESLEY PRATT
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 3, 2028
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of September, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bradley L. Johnson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 3RD day of September, 2024.

Notary Public

Commission Expires: July 3, 2028

RYAN WESLEY PRATT
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 3, 2028
COUNTY OF DAVIDSON

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 301 and the Easterly 10 feet of Lot No. 303 of Block No. 14 on the plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 301 and the Easterly part of Lot No. 303 front together 60 feet on the Northerly side of Nevada, formerly Third Avenue, and run back between parallel lines with the westerly margin of 44th Avenue, North, formerly Third Street, 180 feet to an alley.

BEING the same property conveyed to Marilyn K. Johnson, unmarried by Warranty Deed from Christopher Dwayne Curtis and wife, Dana Nichole Curtis of record in **Book 9483, page 308,** Register's Office for Davidson County, Tennessee, dated September 30, 1994 and recorded on October 04, 1994. The said Marilyn K. Johnson a/k/a Marilyn Kay Johnson having since died, intestate, on July 1, 2023. Order to Probate was filed August 9, 2023, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division as Docket No. 23P-1376. Elise Orr and Bradley L. Johnson were appointed Co-Personal Representatives.

The Heirs at Law for Marilyn K. Johnson are Diane L. Stewart, Elise Orr and Bradley L. Johnson, as evidenced by Affidavit of Heirship of record in Instrument No.: 20240910-0069627, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed from Diane L. Stewart by Quitclaim Deed to Elise Orr and Bradley L. Johnson of record in **Instrument No.:** 20240910-0069628, Register's Office for Davidson County, Tennessee.