WARRANTY DEED

Karen Johnson
Batch # 1227714
01/16/2025 02 10 14 PM
Fees $38 00 Taxes $1,757 50

Davidson County
DEEDWARR
7 pgs

20250116-0003751

File No.: RES-24-702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of January, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

S. DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2025

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Warfield Earthman	NEW OWNER	129 11 0A 702.00
(NAME)	(NAME)	
702 Mount Carmel Place Nashville, TN 37205	(same)	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **RICHARD F. JOHNSON, JR., AND MICHAEL S. JOHNSON, CO-EXECUTORS OF ESTATE OF MARY FRANCES JOHNSON A/K/A MARY FRANCES MANNION JOHNSON AND RICHARD F. JOHNSON, JR., MICHAEL S. JOHNSON, SHARON ANN JOHNSON HUTCHENS, DAVID B. JOHNSON, REGINA G. JOHNSON CANONICO, AND MICHELE MARIE JOHNSON, DEVISEES UNDER THE WILL OF MARY FRANCES MANNION JOHNSON,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ELIZABETH WARFIELD EARTHMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE,** described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, created upon a leasehold estate, being Unit No. 702 of The Cloister at St. Henry, Phase 1-C, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed, of record in Book 6675, page 173, as corrected by Surveyor's Certificate of Correction, of record in Document No. 20080402-0032958, Register's Office for said County, to which source reference is hereby made for complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium and further shown on Exhibit "B" to the Declaration of Restrictions, Covenants and Easements of record in Instrument No. 20101228-0102374, said Register's Office.

Being the same property conveyed to Mary Frances Johnson, by Warranty Deed from John Benjamin Moss, Sr. and Andrew Morrow Moss, dated July 17, 2012, recorded July 18, 2012, in Instrument No. 20120718-0063228, Register's Office for Davidson County, Tennessee. The said Mary Frances Johnson has since died. The Will of Mary Frances Mannion Johnson of record in Case No. 23P1167 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Sharon Ann Johnson Hutchens, Richard F. Johnson, Jr , Michael S. Johnson, David B. Johnson, Regina G. Johnson Canonico, and Michele Marie Johnson, and appointed the said Richard F. Johnson, and Michael S. Johnson, as Co-Executors, under said Will.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s), 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 702 Mount Carmel Place, Nashville, TN 37205
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 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 my/our hand(s) this 14 day of January, 2025

Estate of Mary Frances Johnson a/k/a Mary Frances Mannion Johnson

By _____
Richard F Johnson, Jr , Co-Executor

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Devisees under the Will of Mary Frances Mannion Johnson

By _____
Richard F Johnson, Jr , Devisee

STATE OF TN
COUNTY OF Davidson

Before me, Adam LaFevor of the state and county mentioned, personally appeared Richard F Johnson, Jr , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Executor of Estate of Mary Frances Johnson a/k/a Mary Frances Mannion Johnson, the within named bargainor, and that he as such Co-Executor, executed the foregoing instrument for the purpose therein contained

Witness my hand, at office, this 14 day of January, 2025

_____
Notary Signature
My commission expires. 3/8/28

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

STATE OF TN
COUNTY OF Davidson

Before me, Adam LaFevor of the state and county mentioned, personally appeared Richard F Johnson, Jr , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be a Devisee under the Will of Mary Frances Mannion Johnson, the within named bargainor, and that he/she/they as such Devisee, executed the foregoing instrument for the purpose therein contained

Witness my hand, at office, this 14 day of January, 2025

_____
Notary Signature
My commission expires 3/8/28

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Estate of Mary Frances Johnson a/k/a Mary Frances Mannion Johnson

By: _____
Michael S. Johnson, Co-Executor

Devisees under the Will of Mary Frances Mannion Johnson

By: _____
Michael S. Johnson, Devisee

STATE OF Iowa
COUNTY OF Scott

Before me, Paulette M. Jones of the state and county mentioned, personally appeared Michael S. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Executor of Estate of Mary Frances Johnson a/k/a Mary Frances Mannion Johnson, the within named bargainor, and that he as such Co-Executor, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 14 day of January, 2025.

_____
Notary Signature
My commission expires:

PAULETTE M. JONES
Commission Number 843812
My Commission Expires
November 14, 2025

STATE OF Iowa
COUNTY OF Scott

Before me, Paulette M Jones of the state and county mentioned, personally appeared Michael S Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be a Devisee under the Will of Mary Frances Mannion Johnson, the within named bargainor, and that he/she/they as such Devisee, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 13 day of January, 2025.

_____
Notary Signature
My commission expires:

PAULETTE M. JONES
Commission Number 843812
My Commission Expires
November 14, 2025

Witness my/our hand(s) this 13th day of January, 2025.

Devisees under the Will of Mary Frances Mannion Johnson

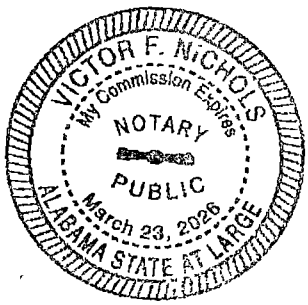
By: _____
Sharon Ann Johnson Hutchens, Devisee

STATE OF ALABAMA
COUNTY OF Jefferson

Before me, VICTOR F NICHOLS of the state and county mentioned, personally appeared Sharon Ann Johnson Hutchens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be a Devisee under the Will of Mary Frances Mannion Johnson, the within named bargainor, and that he/she/they as such Devisee, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 13 day of January, 2025.

_____
Notary Signature
My commission expires: 3-23-2026



Witness my/our hand(s) this 13th day of January, 2025

Devisees under the Will of Mary Frances Mannion Johnson

By: _____
David B. Johnson, Devisee

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, David Bruce Johnson of the state and county mentioned, personally appeared David B. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be a Devisee under the Will of Mary Frances Mannion Johnson, the within named bargainor, and that he/she/they as such Devisee, executed the foregoing instrument for the purpose therein contained.

M. Kenyatta Tomberlin

Witness my hand, at office, this 13th day of January, 2025.

_____
Notary Signature
My commission expires:

M. KENYATTA TOMBERLIN
Notary Public - North Carolina
Mecklenburg County
My Commission Expires: August 8, 2026

Witness my/our hand(s) this 14 day of January, 2025

Devisees under the Will of Mary Frances Mannion Johnson

By Regina G. Johnson Canonico
Regina G Johnson Canonico, Devisee

STATE OF TN
COUNTY OF Davidson

Before me, Adam LaFevor of the state and county mentioned, personally appeared Regina G Johnson Canonico, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be a Devisee under the Will of Mary Frances Mannion Johnson, the within named bargainor, and that he/she/they as such Devisee, executed the foregoing instrument for the purpose therein contained

Witness my hand, at office, this 14 day of January, 2025

Notary Signature
My commission expires 3/8/28



Witness my/our hand(s) this 14 day of January, 2025

Devisees under the Will of Mary Frances Mannion Johnson

By Michele M Johnson
Michele Marie Johnson, Devisee

STATE OF TN
COUNTY OF Davidson

Before me, Adam LaFevor of the state and county mentioned, personally appeared Michele Marie Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be a Devisee under the Will of Mary Frances Mannion Johnson, the within named bargainor, and that he/she/they as such Devisee, executed the foregoing instrument for the purpose therein contained

Witness my hand, at office, this 14 day of January, 2025

Notary Signature
My commission expires 3/8/28

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171