Karen Johnson Davidson County
Batch# 1230211 DEEDWARR
01/27/2025 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20250127-0005902

Name and Address of New Owner:
Rolando Johnson and Jhiquita Johnson
151 Chipwood Drive
Hendersonville, Tennessee 37075

Send Tax Bills To:
Rolando Johnson and Jhiquita Johnson
151 Chipwood Drive
Hendersonville, Tennessee 37075

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 059-05-0-093

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rolando Johnson, Administrator of the Estate of Patricia Johnson,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rolando Johnson and Jhiquita Johnson, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 31 on the Plan of Buena Vista Estates, Section 2, of record in Book 3842, page 257, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia M. Johnson by Warranty Deed dated June 18, 1971, from H. Lynn Greer, Jr., of record in Book 4513, page 799, said Register's Office, and recorded on June 23, 1971.

Patricia M. Johnson, having died intestate on July 3, 2023, a probate estate was opened for intestate administration on May 9, 2024, Rolando Johnson being named Administrator and sole heir. See Case No. 24P503, Probate Court for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of January, 2025.

Estate of Patricia Johnson

By: Rolando Johnson (SEAL)
Rolando Johnson, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of January, 2025, before me personally appeared Rolando Johnson, Administrator of Estate of Patricia Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of January, 2025.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

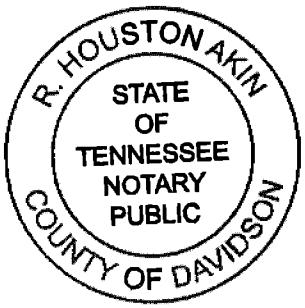
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By:
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of January, 2025.

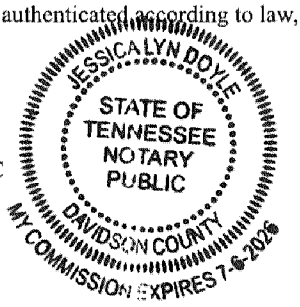
Notary Signature
My commission expires: 5/9/26



TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 January 22, 2025.

January 27, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714



State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 27 day of January, 2025

Notary Public:

My Commission Expires: 7.6.26