Karen Johnson
Batch # 1272215
05/12/2025 02 24 50 PM
Fees $28 00 Taxes $6,660 00
Davidson County
DEEDWARR
5 pgs
20250512-0037304

THIS INSTRUMENT PREPARED BY: Wesley D Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,800,000 00 Mary Cady Bolin **Affiant** Subscribed and sworn to before me, this 7th day of May, 2025. Margaret H Taylor Notary Public My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Address New Owner As Follows
Mary Cady Bolin and Brian P Bolin
6005 Kenwood Drive
Nashville, TN 37215

Send Tax Bills To
Legacy Home Loans dba Steadfast Mortgage
408 Highway 76
White House, TN 37188

Map-Parcel Number
117-13-0B-144 00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LENORA HAMILTON JOHNSON, COLLEEN MARIE JOHNSON and MARY HEATHER JOHNSON,** Trustees of The Sam Johnson Family Trust dated December 13, 2012, and **SAMUEL L. JOHNSON, III,** Trustee of The Lenora Johnson Family Trust dated December 13, 2012, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

BRIAN PATRICK BOLIN and **MARY CADY BOLIN**, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows.

Land in Davidson County, Tennessee, being Lot No 709, as shown on the map entitled Final Plat of Abbottsford, Phase 2, a Planned Unit Development, of record as Instrument No 20010502-0044874, as corrected by Plat of Correction of record as Instrument No. 20020305-0027572, and as corrected by Instrument of Correction of record as Instrument No 20020828-0104512, 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 L H Johnson, a married woman, by deed from Landstar Development, LLC, a Tennessee limited liability company, of record as Instrument No 20021212-0153605, dated November 22, 2002, Register's Office for Davidson County, Tennessee

Lenora Hamilton Johnson, being the same person as L H Johnson, conveyed said property to Lenora Hamilton Johnson, Trustee of The Lenora Hamilton Johnson Living Trust, established by the Revocable Trust Agreement of Lenora Hamilton Johnson, dated August 15, 2006 by Warranty Deed of record as Instrument No 20080115-0004349, dated January 11, 2008, Register's Office for Davidson County, Tennessee.

Lenora Hamilton Johnson, Trustee of The Lenora Hamilton Johnson Living Trust dated August 15, 2006, conveyed said property to Samuel L Johnson, III and Lenora Hamilton Johnson, as tenants in common, by Quitclaim Deed of record as Instrument No 20121221-0118079, dated December 16, 2012, Register's Office for Davidson County, Tennessee

Samuel L Johnson, III conveyed his interest in said property to Lenora Hamilton Johnson, Colleen Marie Johnson and Mary Heather Johnson, Trustees of The Sam Johnson Family Trust dated December 13, 2012, by Quitclaim Deed of record as Instrument No 20121226-0118934, dated December 16, 2012, Register's Office for Davidson County, Tennessee

Lenora Hamilton Johnson conveyed her interest in said property to Samuel L Johnson, III, Trustee of The Lenora Johnson Family Trust dated December 13, 2012, by Quitclaim Deed of record as Instrument No 20121226-0118996, dated December 16, 2012, Register's Office for Davidson County, Tennessee

This conveyance is made subject to

1 2025 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom

2. Matters shown on the Plan of record in Book 6250, page 418, as amended as Instrument No 20010502-0044874, as corrected by Plat of Correction of record as Instrument No 20020305-0027572, and as corrected as Instrument No 20020828-0104512, Register's Office for Davidson County, Tennessee

3 Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of

record in Book 6537, page 303, as Amended and Restated in Book 8106, page 1, as amended in Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, as Instrument No 20010330-0030930, and Supplemental Declaration of record as Instrument No 20010502-0045152 as corrected Instrument No 20010514-0049648, as further amended Instrument No. 20131218-0127945, Instrument No 20131218-0127946, Instrument No 20131218-0127949, Instrument No. 20150511-0042928, Instrument No 20160523-0051264, Instrument No 20160523-0051265, and Instrument No 20160523-0051266, Register's Office for Davidson County, Tennessee

4 Declaration of Restrictive Covenants and Reciprocal Easements contained in instrument of record in Book 6478, page 177 as amended in Book 6530, page 242, Register's Office for Davidson County, Tennessee

5 Water Line Easement of record in Book 1037, page 592, Register's Office for Davidson County, Tennessee

6 Easement(s) as set out in the Warranty Deed of record in Book 1286, page 690, Register's Office for Davidson County, Tennessee

7 Water Line Easement of record in Book 5128, page 953, Register's Office for Davidson County, Tennessee

8 Storm Water Detention Agreement of record in Book 6555, page 328, Register's Office for Davidson County, Tennessee.

9 Underground Utility Easement of record in Book 8643, page 272, Register's Office for Davidson County, Tennessee

10 Storm Water Detention Agreement of record as Instrument No 20010425-0040838, Register's Office for Davidson County, Tennessee

11 Parking Rules of record as Instrument No 20140307-0019563, Register's Office for Davidson County, Tennessee

12 Leasing Rules of record as Instrument No 20140408-0029142, Register's Office for Davidson County, Tennessee.

13 Rights of others in and to the use of the common areas/elements.

This is improved property known as 709 Overton Park, Nashville, TN 37215

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 Grantors covenant with the said Grantees that they 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 Grantors further covenant and bind themselves, their successors and assigns, 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

{Signature pages to follow}

WITNESS my hand effective this 7th day of May, 2025

Samuel L Johnson III, Trustee of The Lenora Johnson Family Trust dated December 13, 2012

Lenora Hamilton Johnson, Trustee of The Sam Johnson Family Trust dated December 13, 2012

Colleen Marie Johnson, Trustee of The Sam Johnson Family Trust dated December 13, 2012

Mary Heather Johnson, Trustee of The Sam Johnson Family Trust dated December 13, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SAMUEL L. JOHNSON III**, Trustee of The Lenora Johnson Family Trust dated December 13, 2012, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this 7 day of May, 2025

Notary Public

My Commission Expires _____

WESLEY D TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LENORA HAMILTON JOHNSON**, Trustee of The Sam Johnson Family Trust dated December 13, 2012, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this 7 day of May, 2025

Notary Public

My Commission Expires _____

WESLEY D TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **COLLEEN MARIE JOHNSON**, Trustee of The Sam Johnson Family Trust dated December 13, 2012, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this 7 day of May, 2025

Notary Public

My Commission Expires _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY HEATHER JOHNSON**, Trustee of The Sam Johnson Family Trust dated December 13, 2012, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this 7 day of May, 2025.

Notary Public

My Commission Expires. _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9 2026