FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **05/30/2025** Notary Public MY COMMISSION EXPIRES 12/17/2028 (AFFIX SEAL)

Karen Johnson
Batch # 1281395
06/04/2025 10 15 43 AM
Fees $13 00 Taxes $1,110 00
Davidson County
DEEDWARR
2 pgs
20250604-0043842

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Prepared by and Return To

FOUR STAR TITLE LLC
ESTABLISHED 2008

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5101

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Prime Properties PS, LLC, an Alabama limited liability company	**Prime Properties PS, LLC, an Alabama limited liability company**	**119-12-0-061.00**
5925 Johns Road Bessemer, AL 35023	**5925 Johns Road Bessemer, AL 35023**	

FOR AND 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, WE, **Kristi Ward, Conservator for Lillie Ann Johnson a/k/a Ann H. Johnson,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Prime Properties PS, LLC, an Alabama limited liability company,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No. 171, as shown on the map entitled the Plan of Section Two, Battlewood, of record in Plat Book 1835, pages 95 and 96, 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 JAMES JOHNSON, JR AND WIFE, ANN H JOHNSON, by deed from LARRY EDWARD HINDS AND WIFE, CATHERINE C HINDS, of record in Book 3467, page 579, dated December 18, 1962, said Register's Office.

James Johnson, Jr. having since died on October 4, 2004 leaving Ann H Johnson a/k/a Lillie Ann Johnson the surviving tenant by the entirety

ANN H. JOHNSON is also known as LILLIE ANN JOHNSON Pursuant to the Order Appointing Conservator, of record in Docket No 24P2028, in the Second Circuit Court for the Twentieth Judicial District of Tennessee, KRISTI WARD has been appointed as Conservator for LILLIE ANN JOHNSON, and authorized to sell and convey the subject property, by the Order to Sell Real Property, also of record in said Docket No. 24P2028.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **801 Carlyle Place, Nashville, TN 37211**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **May, 2025**.

Kristi Ward, Conservator for Lillie Ann Johnson
a/k/a Ann H. Johnson

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kristi Ward, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Conservator for Lillie Ann Johnson a/k/a Ann H Johnson, the within named bargainor, a Conservatorship pursuant to Docket No. 24P2028, filed in the Second Circuit Court for the Twentieth Judicial District of Tennessee, and that she as such Conservator, executed the foregoing instrument for the purposes therein contained by signing the name of the Conservatorship by the said Kristi Ward, as such Conservator.

Witness my hand and official seal, at office, on this the **30th** day of **May, 2025**.

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 09/23/2025

Return to: Ashworth & Rye, PLLC
237 2nd Ave. S
Franklin, TN 37064