Karen Johnson
Batch # 1298139
07/16/2025 10 46 37 AM
Fees $23 00 Taxes $1,221 00
Davidson County
DEEDWARR
4 pgs
20250716-0056108

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DEKALB} The actual consideration or value, whichever is greater for this transfer is $330,000.00 Affiant Subscribed and sworn to before me This 9 day of July 2025. Notary Public My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Address New Owners as:	Tax Bill To:	Map / Parcel
Emmit Martin **3881 Knight Drive,** **Whites Creek, TN 37189**	New Owner	**04000007700** **04000007600**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359

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 sufficiency of all of which are hereby acknowledged, **Angela Neely and A. Michelle Poss, Administrator of the Estate of Clarence J. Bush**, (hereinafter collectively referred to as "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Emmit Martin, a single man** (hereinafter referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being the 12th, formerly 21st Civil District and being known as part of the John C. Johnson 127-acre Tract, and known as Lot No. 9 on the Map of a subdivision of said Johnson Tract,

and described according to a drawing of said proposed subdivision, as follows:

Beginning at a point in the north margin of Knight Road, built by said Johnson, at the corner of Lots 8 and 9; thence with the line between said lots, Northerly 1100 feet to a South line of the Teasley Land; Thence with Teasley's south line, Westerly 100 feet to the corner of Lot 10; thence with the line between Lots 9 and 10, Southerly 100 feet to the North margin of said Knight Road; thence with the margin of the same Easterly 100 feet to the beginning.

Tract II

Land in Davidson County, Tennessee being in the 12th, formerly 21st Civil District of said county, and being known as part of the John C. Johnson 127-acre tract, and described as follows:

Beginning at a point which is located in an old wire fence in the East line of the property conveyed to John C. Johnson, by deed from Dave Clifford and wife, in Book 1272, Page 565, said Register's Office, said point is also in the West line of a tract conveyed to Edward F. Dunn and wife, by deed from H.C. Maddux and wife, in Book 1191, Page 207, said Register's Office, and is determined by proceeding North 1 degrees West 146 feet from the center line of Knight Road, as now located; thence North 81 degrees West 118.20 feet to a point in the North margin of Knight Road, and continuing with the North margin of Knight Road, Northwesterly along a curve, 1030.2 feet to a point; from this point of beginning, North 4 degrees 30' East 1056 feet to a point in an old wire fence located in the South line of the Teasley lands; thence with Teasley's South line, South 86 degrees 30' West 100 feet to a point; thence South 4 degrees 30' West 1018.4 feet to the North Margin of Knight Road; thence with the margin of the same, 103.1 feet to the point of beginning, according to an unregistered survey prepared by Norris H. Hickerson, surveyor dated June 30, 1951.

Being the same property conveyed to Ida Louise Stroud by quitclaim deed from Naomi T. Adcock, et ux dated January 14, 1980 of record in Book 5573, Page 469, said Register's Office. The said Isa Louise Stroud having since died on 1/22/04 and title vested in Clarence J. Bush and Lorena Bush, in equal shares pursuant to Case No. 97P2426 in Davidson County Circuit Court Probate Division. The said Lorene Bush having since died on 6/22/24

and title vested in Angela Neely (1/4 interest) and Clarence J. Bush (3/4 interest), her husband. The said Clarence J. Bush has since died on 11/24/24 and title vested in the Estate of Clarence J. Bush pursuant to Case No. 24P2426 in Davidson County Circuit Court Probate Division.

This is an improved property commonly known as 0 Knight Drive and 3881 Knight Drive, Whites Creek, TN 37189.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All taxes, assessments, levies, and charges which constitute liens or are due or payable including unredeemed tax sales.
2. 2025 taxes, a lien not yet due and payable for Davidson County, Tennessee.
3. Any and all matter according to an unregistered survey prepared by Norris H. Hickerson, Surveyor, dated June 30th, 1951.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 9 day of July 2025.

Grantors:
Estate of Clarence J. Bush

Michelle Poss as Administrator
By: Michelle Poss, as Administrator

Angela Neely
By: Angela Neely

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 9 day of July, in the year 2025, before me the undersigned, personally appeared Angela Neely, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 9 day of July, 2025.

Josephine R. Clark
Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

STATE OF TENNESSEE}
COUNTY OF DEKALB}

Before me, the undersigned of the state and county mentioned, personally appeared, Michelle Poss, Administrator for The Estate of Clarence J. Bush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administrator for the Estate of Clarence J. Bush, and as such Administrator acknowledged that she is authorized to execute the foregoing instrument on behalf of the Estate of Clarence J. Bush, the within named bargainor, and that she as such Administrator, executed the foregoing instrument for the purpose therein contained, by signing the name Michelle Poss as Administrator.

WITNESS my hand and official seal at Nashville, Tennessee, this 9 day of July, 2025.

Josephine R. Clark
Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029