EXECUTOR DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/14/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 11-21-26

Karen Johnson Davidson County
Batch# 1311328 DEEDWARR
08/18/2025 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20250818-0065683

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 5098-25NASH-TN

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Kamal Kamel	Same	150 06 0 221.00
1509 Olympic Ln		
Lebanon, TN 37087		

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,

Daniel Johnson, Administrator of the Estate of Dennis Lee Johnson

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kamal Kamel, a married man

HEREINAFTER CALLED THE GRANTEE(S), 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 a Lot No. 18-B on the Plan of Zone Lot Division, Woodymore Heights, Section 2, Lots 18-20, of record in Plat Book 5200, Page 645, and amended in Book 6900, Page 203, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Tracey Lynn Johnson and wife, Dennis Lee Johnson by Warranty Deed from Richard A. Jones and wife Wanda L. Jones of record in Book 9501, Page 271, Register's Office for Davidson County, Tennessee, dated October 21, 1994 and recorded on October 25, 1994.

Being the same property conveyed to Dennis Lee Johnson, an unmarried man by Quitclaim Deed from Tracey Lynn Johnson, an unmarried woman, former spouse of Dennis Lee Johnson of record in Instrument No. 20050801-0089580 Register's Office for Davidson County, Tennessee, dated January 06, 2005 and recorded on August 1, 2005.

Dennis Lee Johnson, having died intestate on February 1, 2025, his interest in said property being conveyed pursuant to Order to Sale in Case No. 25P403, Seventh Circuit (Probate Division) Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3000 Woodymore Place Antioch, TN 37013

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 that GRANTOR, in his capacity as EXECUTOR (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself 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. 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 hand on August 14, 2025.

Daniel Johnson, Administrator of the Estate of Dennis Lee Johnson

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel Johnson Administrator of the Estate of Dennis Lee Johnson, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Dennis Lee Johnson.

Witness my hand and official seal, this August 14, 2025.

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #661012
Expires 02/06/2028

Notary Public

My Commission Expires: 2-6-28

File #: 5098-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 14, 2025.

J. Carlton Drumwright

August 14, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 14, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY