WARRANTY DEED

Karen Johnson Davidson County
Batch# 1328371 DEEDWARR
09/30/2025 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20250930-0077684

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Charlie Green Jr.	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
(NAME) 4453 PECAN VALLEY RD	(NAME)	0560002000
(ADDRESS) NASHVILLE, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Lewis Kennedy Johnson, James Douglas Johnson, William Dewayne Johnson** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charlie Green Jr., an unmarried man ,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being in the 13th formerly the 25th Civil District of said County and State, described partly according to a survey made by H. B. Knowles, Surveyor, May, 1947, as follows:

Beginning at a point in the center of Back Creek Road at the Southeast corner of a tract of land conveyed to H. L. Cantrell; thence with the center of said road, North 43 Deg. 41' East 300 feet to a point and North 47 deg. 03' East 52 feet to the Southwest corner of the property conveyed to Paul L. Reese and wife, by deed from D. A. Reese and wife, of record in Book 2435, page 277, Register's Office for said County; thence with Reese's Westerly line Northwesterly 160 feet, more or less, to Reese's Northwest corner; thence South 77 deg. 30' West 153 feet to a Flat Rock in the center of Back Creek, said point being in the Eastern boundary line of a tract of land conveyed to Lee Winfrey; thence with said line and the center of said Creek, South 15 deg. 35' West 184.1 feet to a stake in the Northeast corner of said H. L. Cantrell's property; thence with the Eastern boundary line of said Cantrell's property, South 11 deg. 41' East 180.8 feet to the beginning.

Being the same property conveyed to Lewis Kennedy Johnson, William Dewayne Johnson and James Douglas Johnson, by Quitclaim Deed from Lewis Kennedy Johnson and William Dewayne Johnson, Devisees Under The Last Will and Testament of William Douglas Johnson, Deceased, of record in Instrument No. 20130108-0002315, in the Register's Office of Davidson County, Tennessee, dated January 07, 2013, and recorded on January 08, 2013.

Being the same property conveyed to William Douglas Johnson and Lewis Kennedy Johnson, as tenants by the entireties and not in common with fee simple title absolute vesting in the last survivor of them, by Warranty Deed from Douglas P. Reese and wife, Shirley L. Reese, of record in Book 7950, Page 442, in the Register's Office of Davidson County, Tennessee, dated September 05, 1989, and recorded on September 29, 1989. The said William Douglas Johnson died March 14, 2011, testate, devising subject property to Lewis Kennedy Johnson, William Dewayne Johnson and James Douglas Johnson. See Probate Case 11P589, Davidson County Seventh Circuit Court.

Grantors warrant that the above described property has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4453 Pecan Valley Rd. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, 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 this 26th day of September, 2025.

James Douglas Johnson

Lewis Kennedy Johnson

William Dewayne Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lewis Kennedy Johnson, James Douglas Johnson, William Dewayne Johnson** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of September, 2025.

Notary Public
My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Holly A. Mason, 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 September 23, 2025.

Affiant Signature

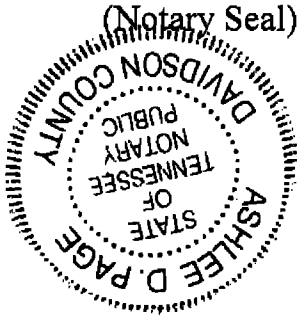
9/25/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of September, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026