WARRANTY DEED

Karen Johnson
Batch # 1329599
10/02/2025 12 15 PM
Fees $13 00 Taxes $1,002 70

Davidson County
DEEDWARR
2 pgs

20251002-0078636

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 3/7/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Linda Heflin Johnston		052-08-0A-024 00
(NAME) 1912 Gulf Breeze Place	(NAME) New Owner	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Glenn Ferguson and Robert Allen Ferguson, Heirs of The Estate of Brookie L. Ferguson**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Linda Heflin Johnston, unmarried**, hereinafter called the GRANTEE(S), his/her/their 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 24 on the Plan of Heron Walk, Section 1, Phase 1, of record in Plat Book 9700, Page 173, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Brookie L Ferguson, unmarried by Warranty Deed from Allen Earps and wife, Betty F Earps, dated 06/20/1997, of record in Book 10503, Page 278, Register's Office for Davidson County, Tennessee

The said Brookie L. Ferguson died intestate on October 19, 2024, leaving the said Glenn Ferguson, as Administrator, and Glenn Ferguson and Robert Allen Ferguson, as heirs at law of the Estate of Brookie L. Ferguson, as evidenced in File No 24P2317, Probate Court Clerk Office for Davidson County, Tennessee, and Affidavit of Heirship of record in Instrument No. 20250618-0047833, Register's Office for Davidson County, Tennessee

Additional Affidavit of Heirship of record in Instrument No 20251002-0078635, Register's Office for Davidson County, Tennessee

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record

unimproved ☐

This is improved ☒ 1912 Gulf Breeze Place, Madison, TN 37115
(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 GRANTEE(S), his/her/their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

File No 2736309
Warranty Deed TN

Effective the 30th day of September, 2025

The Estate of Brookie L. Ferguson

By: _____
Glenn Ferguson, Heir

By: _____
Robert Allen Ferguson, Heir

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn Ferguson and Robert Allen Ferguson, heirs for the estate of Brookie L Ferguson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of September, 2025

_____
Notary Public:
My Commission Expires: 1.31.29

TRACEY TRUMP HOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122