Karen Johnson Davidson County
Batch# 1372667 DEEDWARR
01/22/2026 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20260122-0005488

WARRANTY DEED

ALEJANDRA HOLT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-26-2026

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2026

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nashville Metro Holdings, LLC	**New owner**	13306022400
(NAME)	(NAME)	
3000 Meridian Blvd., Suite 160		
(ADDRESS)	(ADDRESS)	
Franklin , TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marla Johnson and The Estate of Eulene Johnson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nashville Metro Holdings, LLC,** hereinafter called the GRANTEES, 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. 6 on the plan of Floral Park, as of record in Book 3842, Page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James F. Johnson and Eulene C. Johnson by deed from Marshall Busby, dated June 29, 2001, of record in Instrument No. 20010702-0069870, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to James F. Johnson and wife, Eulene C. Johnson by deed from Roy Jefferson Vaden, III, dated September 11, 2017, of record in Instrument No. 20170913-0093444, said Register's Office. The said James F. Franklin having since died on August 16, 2020, leaving Eulene C. Johnson as surviving tenant by the entirety. The said Eulene C. Johnson having since died testate on March 2, 2024, and pursuant to the Last Will and Testament and Codicil No. 1 of Eulene Johnson of record in Case No. 24P1285, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property was devised to Marla Johnson.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3614 Floral Dr., Nashville, TN 37211
(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/our hands this 20th day of January, 2026.

Marla Johnson

The Estate of Eulene Johnson
By: Marla Johnson, Executrix
Marla Johnson, Executrix

State of Tennessee
County of Davidson

Personally appeared before me Marla Johnson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of January, 2026.

Notary Public
My Commission Expires:
10/21/2028

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20 day of January, 2026, before me, personally appeared Marla Johnson as Executrix of the Estate of Eulene Johnson, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

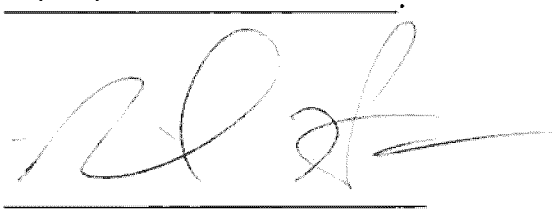
Notary Public

My commission expires:
10/21/2028
File No.: 17867

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Nick Harris, 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 1/20/26.



Affiant Signature

1/20/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of January, 20 26



Notary's Signature

My Commission Expires: 3/9/27

Date

