Karen Johnson
Batch # 1409188
04/21/2026 02:32:34 PM
Fees: $18.00 Taxes: $1,757.50
Davidson County
DEEDWARR
3 pgs
20260421-0032892

Name and Address of New Owner:
Zachary Locke and Carissa Locke
740 Currey Rd
Nashville, Tennessee 37217

Send Tax Bills To:
CAPITAL CITY HOME LOANS
50 CHASTAIN CENTER BLVD
KENNESAW, GA 30144

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 119 08 0 114.00

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **J&L Investment Properties LLC, a Limited Liability Company, and Grace McRae**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Zachary Locke, and Carissa Locke, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of GLENGARRY PARK, SECTION I, as of record in Plat Book 2668, Page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 100 fronts 145.5 feet on the Easterly side of Carry Road, and runs back 241.3 feet on the Southerly line, and 297.7 feet on the Northerly line, to a dead line in the rear, on which it measures 55.0 feet.

Being the same property conveyed to J&L Investment Properties, LLC, a Tennessee Limited Liability Company and Grace McRae, married, as her sole and separate property, as joint tenants with right of survivorship, by Warranty Deed from Rebuilt Offers, LLC, a Kentucky Limited Liability Company, of record in Instrument No. 20250212-0010708, in the Register's Office of Davidson County, Tennessee, dated February 06, 2025, and recorded on February 12, 2025.

Being the same property conveyed to Rebuilt Offers, LLC a Kentucky Limited Liability Company by Warranty Deed from Richard Michael Johnson of Record in Instrument No. 20250212-001062, Register's Office for Davidson County, Tennessee, dated February 06, 2025, and recorded on February 12, 2025.

Being the same property conveyed to Richard Michael Johnson by Personal Representative's Deed from Richard Michael Johnson, Personal Representative for the Estate of Helen Brewer Johnson of record in Instrument No. 20190206-0011440 Register's Office for Davidson County, Tennessee, dated November 01, 2018, and recorded on February 06, 2019.

Being the same property conveyed to Charles H. Johnson and wife, Helen Brewer Johnson by Warranty Deed from Henry Hudson and wife, Ruth C. Hudson of record in Book 2992, Page 311, Register's Office for Davidson County, Tennessee, dated November 04, 1959, and recorded on November 04, 1959. The said Charles H. Johnson died on May 24, 1961, and Helen Brewer Johnson died on November 11, 2017. And see Probate Case No. 18P540 in the Seventh Circuit Court and the Order copy recorded in Instrument No. 20181017-0103106 and Will Copy recorded in Instrument No. 20181017-0103107.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of April, 2026.

J&L Investment Properties LLC, a Limited Liability Company

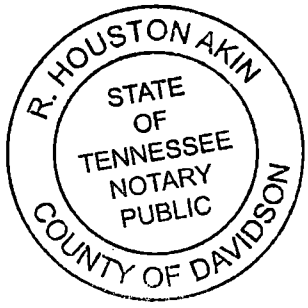
By: _____ (SEAL)
John Edwin Hufford, Member

Grace McRae by John Hufford, A Horney-In-Fact (SEAL)
Grace McRae by John Hufford, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2026, before me personally appeared John Edwin Hufford, Member of J&L Investment Properties LLC and Grace McRae, by John Hufford, Attorney-in-Fact, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of April, 2026.



Notary Signature
My commission expires: 3/5/30

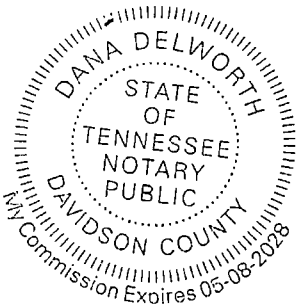
AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $475,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of April, 2026.



Notary Signature
My commission expires: 05/08/28

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BMR-26-740