Karen Johnson Davidson County
Batch# 1428386 DEEDWARR
06/05/2026 04:13:30 PM 4 pgs
Fees: $23.00 Taxes: $2,368.00
20260605-0051112

WARRANTY DEED

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-8-2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-284

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Giovanniello and Donna Montalvo	Same as new owner	141 15 0A 050.00
(NAME) 144 Great Kills Road	(NAME)	
(ADDRESS) Staten Island, NY 10308	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Scott A. Johnson and Rhonda Sue Usry, Co-Executors and Devisees of the Estate of Martha Sharleen Johnson AKA Sharleen Johnson Bango, deceased** (the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Michael Giovanniello and Donna Montalvo, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is property located at 7351 Rolling River Parkway, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, and their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed the 2nd day of June, 2026.

GRANTORS:

Estate of Martha Sharleen Johnson
AKA Sharleen Johnson Bango, deceased

By: Scott A. Johnson
Scott A. Johnson, Co-Executor and Devisee

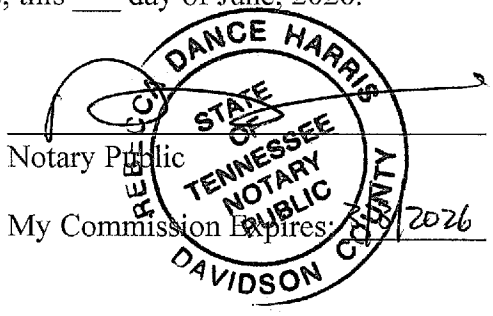
By: Rhonda Sue Usry
Rhonda Sue Usry, Co-Executor and Devisee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Scott A. Johnson and Rhonda Sue Usry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Co-Executors and Devisees of the Estate of Martha Sharleen Johnson AKA Sharleen Johnson Bango, deceased, the within named Grantors, and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by themselves as the Co-Executors and Devisees of the estate.

WITNESS my hand, at office, this 2nd day of June, 2026.



Notary Public

My Commission Expires: 8/8/2026

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 28, on the Plan of ROLLING RIVERS ESTATES, SECTION I, as of record in Book 4860, Page 27, Register's Office for Davidson County, Tennessee.

Said Lot 28, fronts 121.59 feet on the Westerly side of Rolling River Parkway and it extends back 158.17 feet on the Southerly line and 157.76 feet on the Northerly line to a dead line in the rear which measures 133.37 feet.

Being the same property conveyed to Joe Allen Johnson and wife Martha Sharleen Johnson, by Warranty Deed from Zack R. Cheek and wife Emelyn T. Cheek, of record in Book 5174, Page 575 and Corrected in Book 5298, Page 614, in the Register's Office of Davidson County, Tennessee, dated July 20, 1977, and recorded on July 22, 1977. The said Joe Allen Johnson died on December 02, 1994, leaving Martha Sharleen Johnson as surviving tenant by the entirety. Also see Affidavit of Surviving Spouse or Joint Survivor of recorded in Instrument No. 20080922-0096200, Register's Office of Davidson County, Tennessee.

The said Martha Sharleen Johnson, also known as Sharleen Johnson Bango, died August 7, 2025, testate, devising subject property to Scott A. Johnson and Rhonda Sue Usry. See Probate Case 25P1945, Seventh Circuit Court for Davidson County, Tennessee - Probate Division.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 June 4, 2026.

Affiant Signature

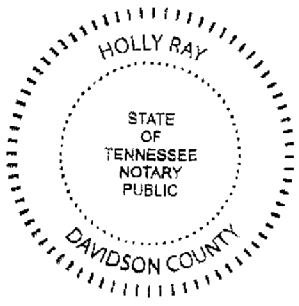
June 4, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of June, 2026.



Notary's Signature

My Commission Expires: 03/09/27