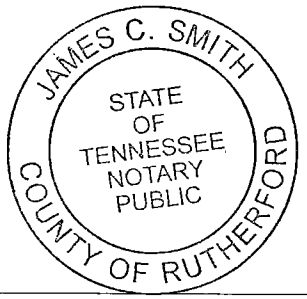
Karen Johnson
Batch # 1452917
07/31/2026 11:34:15 AM
Fees: $13.00 Taxes: $1,776.00

Davidson County
DEEDWARR
2 pgs

20260731-0070704



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $480,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2026

Notary Public

My Commission Expires: February 21, 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
30 Burton Hills Boulevard, Suite 380
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Lynn McLeod	Ascend Federal Credit Union	172-01-0A-037-00
53 Nickleby Down	520 Airpark Drive	
Brentwood, TN 37027	Tullahoma, Tennessee 37388	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

H. William Scott, Personal Representative of The Estate of Roger Dale Johnson

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lynn McLeod, a single woman

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. 37 on the Plan of Copperfield, of record in Book 6900, Pages 555 through 559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Roger Dale Johnson by Administrator's Deed from Roger Dale Johnson, Administrator of the Estate of Toni N. Johnson, deceased, dated 7/28/2022 and recorded 8/5/2022 in Instrument No. 20220805-0089329, Register's Office for Davidson County, Tennessee. The said Roger Dale Johnson died testate on November 21, 2025. According to Order to Probate filed 3/26/2026 in Docket No. 26P240 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), H. William Scott, III was appointed as Personal Representative. According to his Last Will and Testament, the beneficiaries of the proceeds from the sale of the subject property are Judy Cherry and Joe Cherry.

BEING the same property previously conveyed to Toni N. Johnson, a single person, by Warranty Deed from The Estate of Wilma Jean Eaton, dated 10/7/2014 and recorded 10/9/2014 in Instrument No. 20141009-0093822, Register's Office for Davidson County, Tennessee. The said Toni N. Johnson died intestate on December 10, 2021, with her estate being administered in Docket No. 21P2501 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Her sole heirs at law were her parents, Roger Dale Johnson aka Roger Johnson and Willie Annella Johnson aka Annella Johnson. Willie Annella Johnson died intestate on March 29, 2022 during the administration of the Estate of Toni N. Johnson, with her estate being administered in Docket No. 22P730 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). The sole heir at law of Willie Annella Johnson was her husband, Roger Johnson aka Roger Dale Johnson. Also see Affidavit of Heirship for Toni N. Johnson and Willie Annella Johnson recorded 6/14/2022 in Instrument No. 20220614-0067949, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6779, Page 296, re-recorded in Book 6783, Page 973; amended and superseded in Book 7071, Page 482; further amended in Book 7208, Page 889 and Instrument No. 20191127-0122984; HOA Charter of record in Book 7200, Page 824; amended in Book 7496, Page 162 and Book 7500, Page 941; Easements to Metropolitan Government of Nashville and Davidson County of record in Book 7593, Page 488 and Book 7593, Page 511; Transmission Line Easements of record in Book 2437, Page 8 and Book 2438, Page 376; Conveyance of Common Areas in Book 7150, Page 358, and all existing easements and all other matters shown on plat of record in Plat Book 6900, Pages 555 through 559, Register's Office for Davidson County, Tennessee.

This is improved property known as 53 Nickleby Down, Brentwood, TN 37027

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 hand(s) this 30th day of July, 2026

The Estate of Roger Dale Johnson

By: H. William Scott III

H. William Scott, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2026, before me personally appeared H. William Scott, Personal Representative of The Estate of Roger Dale Johnson, 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 30th day of July, 2026.

Angie Valentini Smith

Notary Signature
My commission expires:

