Karen Johnson Davidson County
Batch# 1470340 DEEDWARR
09/08/2026 03:55:30 PM 6 pgs
Fees: $33.00 Taxes: $1,193.25
20260908-0083318

WARRANTY DEED

Paskewitz-P26-0078

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00.

Staci Paskewitz
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2026.

(Affix Seal) Notary Public

My Commission Expires:

GARY L. DILLHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires January 30, 2029

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s):
Staci Paskewitz		33-124
	P.O.Box 24449	
	Nashville TN 37202	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Thomas Charles Johnson and Jon Eric Johnson and David Eugene Johnson and Sue Lynn Morton and James Rice Morton and Jacob Edward Johnson and Crystal Lynn Baird**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Staci Paskewitz**, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated August 17, 2026, and known as Job No. 260121 as follows:

Beginning at an existing concrete monument found near the remnants of an old rock wall and fence at the southeast terminus point of Spero Road, said concrete monument being the northeast corner of Lot 17 on the Revision of Lots 12 Thru 17 of Blair Manor (B.K 3106 Pg. 100 R.O.D.C., Tn), and having Tennessee NAD83 State Plane coordinates of N:713067.67 E:1754683.36; thence with the easterly boundary line of the Final Plat of Blair Manor (B.K. 3300 Pg. 32 R.O.D.C., Tn), and generally with a fence N14°00'10"W 227.31' to a 1" iron pipe found at the northeast corner of lot 19, and the southeast corner of lot 20 on said Final Plat of Blair Manor; thence N14°08'33"W 93.34' to an existing 5/8" iron pin found near a fence corner, a corner to Juan C. & Estela Ayala Guzman, (Instrument No. 2017122013057 R.O.D.C., Tn); thence with the line of said Guzman, and continuing generally with a fence S88°02'38"E 782.90' to an existing concrete monument in the westerly right of way of Interstate 65; thence with the westerly margin of said Interstate 65, and generally with a fence S45°27'07"W 239.28' to an existing concrete monument; thence S39°21'46"W 304.56' to an existing concrete monument; thence S42°35'51"W 363.64' to an iron pin set at the southeast corner of said lot 17; thence N13°46'36"W 398.13' to the point of beginning containing 6.14 acres more or less.

Being a portion of that property conveyed to Thomas Charles Johnson, Paula Sue Morton, James Edward Johnson and David Eugene Johnson, as tenants in common such that each owns an equal undivided one-fourth (1/4) share by Quitclaim Deed from Terry R. Clayborn; Michael Wayne Johnson; Robert Dennis Johnson and Betty Frances Broussard and husband, Lawless Broussard, Jr. of record in Instrument No. 20150226-0016471 Register's Office for Davidson County, Tennessee, dated November 06, 2014 and recorded on February 26, 2015. Reference is made to said instrument for further derivation of title.

Paula Sue Morton died, intestate, on February 28, 2021; survived by her spouse, Jessie Lynn Morton, as her sole and only heir at law. The Estate of Paula Sue Morton is being administered as Docket Number CH23-CV-331, Chancery Court, Robertson County, Tennessee. Jessie Lynn Morton died, intestate as to his interest in said real estate, on August 1, 2024, survived by his two adult children; Sue Lynn Morton and James Rice Morton, as, his sole and only heir at law. The Estate of Jesse L. Morton (a/k/a Jessie Lynn Morton) is being administered as Docket Number CH24-CV-435, Chancery Court, Robertson County, Tennessee. Reference is made to that Administrator's Deed recorded as Instrument No. 20231103-0086063, Register's Office for Davidson County, Tennessee Also see Affidavit of Heirship concerning Paula Sue Morton and Jesse Morton a/k/a Jessie Lynn Morton, recorded as Instrument Number 20250207-0009360, in said Register's Office.

James Edward Johnson died, intestate, on February 25, 2024, intestate, survived by his adult children, Jon Eric Johnson, Crystal Lynn Baird and Jacob Edward Johnson as his sole and only heirs at law. The Estate of James Edward Johnson has been fully administered as Docket Number 24P8956, in the Seventh Circuit Court for Davidson County, Tennessee. Also see Affidavit of Heirship concerning James

Edward Johnson, recorded as Instrument Number 20250421-0030366, Register's Office for Davidson County, Tennessee.

unimproved ☑
This is improved ☐ Property known as: **227 Spero Road, Goodlettsville, TN 37072**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 31 day of August, 2026

Thomas Charles Johnson

David Eugene Johnson

Sue Lynn Morton

James Rice Morton

STATE OF TN

Davidson COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas Charles Johnson and David Eugene Johnson and Sue Lynn Morton and James Rice Morton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 31 day of August, 2026.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Jon Eric Johnson

STATE OF Missouri

County OF Marion

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jon Eric Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 31 day of August, 2026.

Notary Public

My Commission Expires: 05/11/2028

J'NELLE N. LEE
Notary Public - Notary Seal
STATE OF MISSOURI
Marion County
My Commission Expires May 11, 2028
Comm. Number 14564500

Jacob Edward Johnson

STATE OF Indiana

Runetox OF Gibson County

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jacob Edward Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of August, 2026.

Debbie Whitmore

Notary Public

My Commission Expires: 4/8/2029

DEBBIE WHITMORE
Notary Public
Gibson County - State of Indiana
Commission Number NP0732924
My Commission Expires Apr 8, 2029

Crystal Lynn Baird

Crystal Lynn Baird

STATE OF INDIANA

County OF HOWARD

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Crystal Lynn Baird, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of AUGUST, 2026.

Amber Tennille Garrett

Notary Public

My Commission Expires: 8-13-2033

AMBER TENNILLE GARRETT
Notary Public
Howard County - State of Indiana
Commission Number NP0765218
My Commission Expires Aug 13, 2033

Certificate of Authenticity

I, Gary L. Dilliha, 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 this 31st day of August, 2026.

Affiant Signature

8.31.26
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 31 day of August, 2026.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

