Karen Johnson Davidson County
Batch# 1478188 DEEDWARR
09/28/2026 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260928-0089447

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Billy Hugh Howell IV
Affiant

Subscribed and sworn to before me, this 25TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/12/2026

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Billy Hugh Howell IV, unmarried man | Truist Bank (NAME) | |
| 308 W. Lincoln Park (ADDRESS) | 101 Semmes Ave, (ADDRESS) | 042-09-0A-009.00-CO |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Richmond, VA 23224 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Andrea M. Johnson, Executrix for the Estate of Linda S. McCracken, deceased , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Billy Hugh Howell IV, unmarried man, hereinafter called the Grantees, their heirs and assigns, that 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. 9 on the Resubdivision of Lots Nos. 9, 10 and 11 of Lincoln Park, a rom Perryman Construction Co., Inc a Tennessee corporation of record in Book 8699, Page 621, Register's Office for Davidson County, Tennessee, dated August 06, 1992 and recorded on August 12, 1992.

Being the same property conveyed to Linda S. McCracken by Quit Claim Deed from Robert C. McCracken, II of record in Instrument No. 20090210-0011615 Register's Office for Davidson County, Tennessee, dated January 27, 1994 and recorded on February 10, 2009.

Linda S. McCracken A/K/A Linda Sheryl McCraken died on May 09, 2025 unmarried and testate. Her Will was admitted on June 2, 2025 to Probate Court for Davidson County Case No. 25P-1099 and her Will authorized Andrea M. Johnson, Executrix to sell this property. Affidavit of Heriship recorded herewith.

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

unimproved ( )
This is improved (X) property, known as 308 W. Lincoln Park, Madison, TN 37115
(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 hand(s) this 25th day of September, 2026.

# WARRANTY DEED
(Continued)

Estate of Linda S. McCracken, Deceased

Andrea M. Johnson

Andrea M. Johnson, Executrix

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Andrea M. Johnson, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, Andrea M. Johnson further acknowledges that he or she is the Executrix of the Estate of Linda S. McCracken, Deceased, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this the 25th day of September, 2026.

Notary Public

My Commission Expires: 5/12/2030

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

**RETURN TO:**
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

## CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 25TH day of SEPTEMBER, 2026.

Date: 9-25-2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 25TH day of September, 2026.

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY