BILL GARRETT, Davidson County
Trans:T20120050194 DEEDQC
Recvd: 07/09/12 11:00 3 pgs
Fees:17.00 Taxes:0.00
20120709-0059989

Return to: Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2012.

Notary Public

My Commission Expires: 9.3.12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Address New Owner As Follows:
Kirk P. Johnson, et al
#4 Brookside Ct.
Nashville, TN 37209

Send Tax Bills To:
New Owner

Map-Parcel Number:
172010A06700CO

QUITCLAIM DEED

WHEREAS, Irene A. Johnson owned certain real property in Davidson County, Tennessee (the "Property"), as described below; and

WHEREAS, Irene A. Johnson died and her Last Will and Testament (the "Will") was submitted for Probate under Document Number 09P-744, Davidson County Probate Court Clerk's Office; and

WHEREAS, by Executor's Quitclaim Deed of record in Instrument No. 20100726-0058579, Register's Office for Davidson County, Tennessee, Kirk P. Johnson, as Executor of the Estate of Irene A. Johnson conveyed the Property to Kirk P. Johnson, as to a three-fourths (3/4) undivided interest and to Eric P. Johnson, as to a one-fourth (1/4) undivided interest; and

WHEREAS, the Will provided that the residue of Irene A. Johnson's estate be allocated to the Johnson Family Trust (the "Trust"), with Kirk Johnson appointed as Trustee, and administered and disposed of as provided in the Will, and

WHEREAS, the Will further provided that upon Irene A. Johnson's death the Trust would terminate and be distributed to the following beneficiaries in the following amounts:

(i) Seventy-five percent (75%) to Kirk Johnson; and

(ii) Twenty-five percent (25%) to Eric Johnson.

NOW THEREFORE, for the purpose of conveying any interest of the Trust in the Property upon termination of the Trust, **Kirk Johnson, as Trustee** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **Kirk P. Johnson as to a seventy-five percent (75%) undivided interest and Eric P. Johnson as to a twenty-five percent (25%) undivided interest,** all right, title and interest of Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Copperfield Revised, of record in Plat Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to August L. Johnson and wife, Irene A. Johnson, by deed of record in Book 10945, page 138, Register's Office for Davidson County, Tennessee. August L. Johnson predeceased Irene A. Johnson and his interest vested in her. The said Irene A. Johnson died on May 5, 2009 and by Will probated Under No. 09P744, Seventh Circuit Court for Davidson County, Tennessee Probate Division, devised her property to the Johnson Family Trust.

This is improved property known as 106 Chuzzlewit Down, Brentwood, TN 37027.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 22nd day of June, 2012.

Kirk P. Johnson, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kirk P. Johnson, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of June, 2012.

Notary Public

My Commission Expires: 09/03/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012