PREPARED BY:

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Karen Johnson Davidson County
Batch# 452218 DEEDQC
08/06/2020 03:40:54 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200806-0087831

EXECUTOR'S AND TRUSTEE'S QUITCLAIM DEED

Address of New Owner(s)	**Send Tax Bills To:**	**Map and Parcel Numbers**
James D. Johnson	James D. Johnson	147 02 0 111.00
Adam Johnson	1095 Chickadee Trail	
Andrew Johnson	Kingston Springs, TN 37082	

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and in order to make a testamentary devise, by these presents I, **James D. Johnson**, as **Successor Trustee of the Johnson Family Living Trust Agreement**, and as the **Executor of the Estate of Velma Ann Johnson**, do hereby quitclaim and convey unto **James D. Johnson,** a fifty percent undivided interest; **Adam Johnson,** a twenty five percent undivided interest, and; **Andrew Johnson**, a twenty five percent undivided interest, as tenants in common, and to their successors and assigns, all of the right, title and interest of the Johnson Family Living Trust and the Velma Johnson Estate, in and to the following described tract of land in Davidson County, Tennessee:

Being Lot No. 30 on the Plan of Elysian Park, as of record in Book 2331, Page 32, Register's office for said County. Said Lot No. 30 fronts 166.3 feet on the northerly side of Coventry Drive and runs back between lines, 222 feet on the easterly line and 360.4 feet on the westerly line, to a dead line in the rear on which it measures 218.8 feet.

This is the same property conveyed to H. B. Johnson and wife, Velma Ann Johnson, by deed from Albert Bruce and wife, Madeline V. Bruce of record in the Register of Deeds office for Davidson County, Tennessee in Record Book 2602, Page 461. H. B. Johnson and Harry Biddle Johnson, Sr. were one and the same person. Harry Biddle Johnson, Sr. died on January 12, 2013 while still married to Velma Ann Johnson. Velma Ann Johnson died on March 31, 2019. Her last will and testament was admitted for probate in the Seventh Circuit Court for Davidson County, Tennessee on May 23, 2019, case number 19P926. James D. Johnson was appointed to serve as Executor of the Velma Ann Johnson estate. The last will and testament of Velma Ann Johnson conveyed all of her property to the Johnson Family Trust. The Johnson Family Trust document was filed with the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, in case number 19P626. James D. Johnson is the successor trustee of that trust.

This instrument was prepared based solely on information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

This is improved property known as **418 Coventry Drive, Nashville, TN 37211.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including those of record in Book 2592, Page 360 in said Register's office.

This instrument is exempted from the transfer tax pursuant to *Tennessee Code Annotated* §67-4-409(a)(3)(D) and (G) and 409(a)(4).

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7th day of Aug, 2020.

James D. Johnson, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan Long Oliver, a Notary Public in and for said County and State, the within named, **James D. Johnson, Successor Trustee** of the Johnson Family Living Trust, the 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 at Nashville, Tennessee, this 6 day of Aug, 2020.

Susan Long Oliver
Notary Public

My Commission Expires: 3/8/22

SUSAN LONG OLIVER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

James D. Johnson, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan Long Oliver, a Notary Public in and for said County and State, the within named, **James D. Johnson, Executor of the Velma Ann Johnson Estate**, the 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 at Nashville, Tennessee, this 6th day of August, 2020.

Susan Long Oliver
Notary Public

My Commission Expires: 3/8/22

SUSAN LONG OLIVER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Valuation Oath

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ -0- .

Affiant

Sworn to and subscribed before me, this the 12th day of August, 2020.

Notary Public

My Commission Expires: 3-8-22

