Karen Johnson Davidson County
Batch# 693612 DEEDQC
08/09/2021 04:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210809-0107245

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
LARRY KENNETH JOHNSON, Trustee of The Johnson Family Revocable Living Trust	SAME	052 11 0 047.00
1040 Berwick Trail		
Madison, TN 37115		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **NADINE JOHNSON** and husband, **LARRY KENNETH JOHNSON**, do hereby convey to **LARRY KENNETH JOHNSON, Trustee of THE JOHNSON FAMILY REVOCABLE LIVING TRUST dated July 26, 2021**, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Map of Madison Heights, Section II, Part III, as of record in Book 2083, page 98, Register's Office for said County.

Said Lot No. 29 fronts 125 feet on the southwesterly side of Berwick Trail and runs back between lines 379 feet on the westerly line and 381 feet on the easterly line to the low water mark on the Cumberland River on which it measures 125.02 feet.

Being the same property conveyed to Nadine Johnson and husband, Larry Kenneth Johnson, by Quitclaim Deed from Joyce Plummer dated August 17, 1992, of record in Book 8703, Page 56 of the Register's Office for Davidson County, Tennessee. Joyce Plummer reserved a life estate in this property, as reflected in Book 8703, Page 56; however, Joyce Plummer died in September of 2003, whereupon her life estate was extinguished.

Nadine Johnson and Frances Nadine Johnson are one and the same person.

This is improved property known as 1040 Berwick Trail, Madison, Tennessee 37115.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26th day of July 2021.

NADINE JOHNSON

LARRY KENNETH JOHNSON

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NADINE JOHNSON** and **LARRY KENNETH JOHNSON**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Hendersonville, Tennessee, on this 26th day of July 2021.

Notary Public

My Commission Expires: ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
26th day of July 2021.

Notary Public

My commission expires: ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 July 26, 2021.

Elizabeth Ryder Sykes

July 26, 2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of July, 2021.

Lynne E. Neeley
Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

My Commission Expires: 3/7/2023