**THIS INSTRUMENT PREPARED BY AND RETURN TO:**
**Martin Heller Potempa & Sheppard**
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

Karen Johnson Davidson County
Batch# 773243 **DEEDQC**
12/13/2021 03:14:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211213-0164923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

JOSHUA JOHNSON, AFFIANT

Subscribed and sworn to before me, this 19 day of November 2021.

NOTARY PUBLIC
My Commission Expires: 02-01-2023

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023

## QUITCLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| **JOSHUA H. JOHNSON & BETHANY RITTLE-JOHNSON, CO-TRUSTEES**<br>1225 Lone Oak Road<br>Nashville, TN 37215 | New Owner | Map and Parcel No.:<br>131-07-0-122.00 |

**FOR AND IN CONSIDERATION** of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Joshua Johnson and Bethany Johnson, (collectively know as "Grantor") do hereby quitclaim, transfer and convey unto Joshua H. Johnson and Bethany Rittle-Johnson, Co-Trustees of the Johnson Joint Revocable Trust, created October 31, 2019, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below:

**This is improved property known as 1225 Lone Oak Road, Nashville, TN 37215**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Lone Oak Heights of record in Book 1424, Page 2, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joshua Johnson and Bethany Johnson, husband and wife, from Steven P. Shaughnessy, unmarried, by Warranty Deed recorded in the Register's Office of said county and state in Instrument No. 20120927-0088152.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this the 19 day of NOVEMBER 2021.

**JOSHUA JOHNSON, Grantor**

**BETHANY JOHNSON, Grantor**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **JOSHUA JOHNSON**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19 day of NOVEMBER 2021.

Notary Public

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
Expires 02-01-2023

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **BETHANY JOHNSON**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of DECEMBER 2021.

Jessica Ann Clegg
Notary Public

My Commission Expires: 02-01-2023

