STATE OF TENNESSEE)
COUNTY OF Williamson)

Map and Parcel No. 59-14-210

I hereby declare that the actual consideration for this transfer is $ -0-.

Duan E. Johnson
AFFIANT

Address of New Owner:
Doris Jean S. Johnson & Duan E. Johnson
3842 Atwell Drine
Nashville, TN 37207
Send Tax Notices To:
Same

Sworn to and subscribed before me this 11th day of January, 2020.

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 11-08-2021

NOTARY PUBLIC My commission expires: ____

Karen Johnson Davidson County
Batch# 790252 DEEDQC
01/14/2022 08:45:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220114-0005623

QUIT-CLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, and for the express purpose of making a reconveyance to DORIS JEAN S. JOHNSON and DUAN E. JOHNSON, in equal shares, as tenants in common with right of survivorship, the undersigned, DORIS JEAN S. JOHNSON, unmarrried, hereinafter referred to as Grantor, hereby quitclaims to J. WAYNE THOMAS, Trustee, his successors and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Haynes Estates, Section IV, as of record in Book 4300, page 44, register's office for said county, and Surveyor's Certificate of record in Book 4415, page 514, said register's office.

Said Lot No. 219 fronts 41.06 feet on the westerly side of Atwell Drive and runs back between lines, 198.63 feet on the northerly line and 123.03 feet on the southerly line, to a line in the rear on which it measures 182.03 feet thereon.

Being the same property conveyed to Doris Jean S. Johnson, unmarried, by Warranty Deed from W. L. Bainbridge Company, dated August 10, 1970, and recorded August 19, 1970, a Book 4439, page 769, in the Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Freda Jean Johnson and Fay Yvette Johnson, by Warranty Deed from Doris Jean S. Johnson, unmarried, dated October 18, 1978 and recorded at Book 5352, page 320, in the Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Doris Jean S. Johnson, an unmarried person, by Quitclaim Deed from Freda Jean Johnson, an unmarried person, and Fay Yvette Johnson, an unmarried person, dated July 28, 1980 and recorded at Book 5635, page 862, in the Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Fay Yvette Williams by Quit-claim Deed by Doris Jean S. Johnson, dated September 18, 2007, and recorded September 19, 2007, as Instrument No. 20070919-0112101, in the Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Doris Jean S. Johnson, by Quit-Claim Deed from Faye Yvette Williams, dated June 14, 2011, and recorded August 19, 2011, as Instrument No. 20110819-0064521, in the Register's Office for Davidson County, Tennessee.

Being Improved Property Commonly Known as: 3842 Atwell Drive, Nashville, TN 37207

Page Two of Three
Quit-Claim Deed
Doris Jean S. Johnson to Duan E. Johnson

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

IN WITNESS WHEREOF, the said DORIS JEAN S. JOHNSON has hereunto set her signature, on this, the 11th day of January, 2022.

Doris Jean S. Johnson
DORIS JEAN S. JOHNSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DORIS JEAN S. JOHNSON, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 11th day of January, 2022.

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2021

My commission expires: _____ NOTARY PUBLIC

J. Wayne Thomas STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON - My Commission Expires 11-08-2021

AND NOW I, the said J. WAYNE THOMAS, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby quitclaim to DORIS JEAN S. JOHNSON and DUAN E. JOHNSON, in equal shares, as tenants in common with right of survivorship, their heirs and assigns forever, all of his, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Haynes Estates, Section IV, as of record in Book 4300, page 44, register's office for said county, and Surveyor's Certificate of record in Book 4415, page 514, said register's office.
>
> Said Lot No. 219 fronts 41.06 feet on the westerly side of Atwell Drive and runs back between lines, 198.63 feet on the northerly line and 123.03 feet on the southerly line, to a line in the rear on which it measures 182.03 feet thereon.
>
> Being the same property conveyed to Doris Jean S. Johnson, unmarried, by Warranty Deed from W. L. Bainbridge Company, dated August 10, 1970, and recorded August 19, 1970, a Book 4439, page 769, in the Register's Office for Davidson County, Tennessee.
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Page Three of Three
Quit-Claim Deed
Doris Jean S. Johnson to Duan E. Johnson

Being the same property further conveyed to Doris Jean S. Johnson, an unmarried person, by Quitclaim Deed from Freda Jean Johnson, an unmarried person, and Fay Yvette Johnson, an unmarried person, dated July 28, 1980 and recorded at Book 5635, page 862, in the Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Fay Yvette Williams by Quit-claim Deed by Doris Jean S. Johnson, dated September 18, 2007, and recorded September 19, 2007, as Instrument No. 20070919-0112101, in the Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Doris Jean S. Johnson, by Quit-Claim Deed from Faye Yvette Williams, dated June 14, 2011, and recorded August 19, 2011, as Instrument No. 20110819-0064521, in the Register's Office for Davidson County, Tennessee.

Being Improved Property Commonly Known as: 3842 Atwell Drive, Nashville, TN 37207

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

IN WITNESS WHEREOF, the said J. WAYNE THOMAS, TRUSTEE, has hereunto set his signature, on this, the 11th day of January, 2022.

J. WAYNE THOMAS, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. WAYNE THOMAS, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 11th day of January, 2022.

My commission expires: 3/7/2023

NOTARY PUBLIC

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

This Deed Prepared By:

J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow Series, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

When Recorded Return to:

J. Wayne Thomas
Foundation Title Escrow
277 Mallory Station Road #102
Franklin, TN 37067