Karen Johnson Davidson County
Batch# 791235 DEEDQC
01/14/2022 02:07:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220114-0006157

This Instrument Prepared By:
CAMERON WORLEY, P.C.
112 Westwood Place, Suite 240
Brentwood, Tennessee 37027

Address of New Owners:
Edith C. Johnson and
husband, David B. Johnson
4407 Iroquois Avenue
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Numbers:
130-7-1

FIDUCIARY QUITCLAIM DEED

Pursuant to the provisions of, and as and for a distribution from, the Revocable Trust U/A David Bruce Johnson and Edith Carell Johnson dated April 1, 1997, and for no other consideration, I, L. GLENN WORLEY, TRUSTEE OF THE REVOCABLE TRUST U/A DAVID BRUCE JOHNSON AND EDITH CARELL JOHNSON DATED APRIL 1, 1997, the Grantor herein, has bargained and sold and do hereby transfer, quitclaim, and convey unto EDITH C. JOHNSON and husband, DAVID B. JOHNSON, the Grantees herein, their successors and assigns, all right, title, and interest in and to certain real estate located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 and the northerly part of Lot No. 13 on the Map of the subdivision of Lot 11 and part of Lot 12, and the southerly part of Lot 13 on the Map of the subdivision of Lot 12 as shown on the Plan entitled "Plan of Subdivision of Lots 12 and 13, and Resubdivision of Lots 10 and 11, of Belle Meade, No. 2", as of record in Book 421, page 112, said Register's Office, and part of Cherokee Circle that was closed by Ordinance #51-8 of the City of Belle Meade, a copy of which is of record in Book 2962, page 521, said Register's Office.

All described together as follows: Beginning at a point in the centerline of Cherokee Circle, shown on said plan (now closed) in the south margin of Iroquois Place; thence with the centerline of Cherokee Circle, southerly 400 feet to a point in the centerline of same; thence continuing southwesterly with the centerline of said circle, 100 feet to a point; thence northwesterly 305 feet more or less to a point, the center of Lots 9, 10, and 11 shown on said plan which is of record in Book 421, page 112; thence along the line between Lots 11, 12 and 13, on said plan, northeasterly 260 feet to a point, and continuing northerly 220 feet to the south margin of Iroquois Place; thence with the margin of Iroquois Place, easterly 200 feet to the point of beginning.

Being the same property conveyed to L. Glenn Worley, Trustee, by Warranty Deed from Michael Joseph Rose, Jr. and spouse, Carole Rose, of record in Book 10401, Page 519, Register's Office for Davidson County, Tennessee.

This is improved property known as 4407 Iroquois Avenue, Nashville, Tennessee 37205.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on this, the 10th day of January, 2022.

REVOCABLE TRUST U/A DAVID BRUCE JOHNSON AND EDITH CARELL JOHNSON DATED APRIL 1, 1997

By: _____
L. Glenn Worley, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, JULIE M. LETURMY, a Notary Public of said state and county aforesaid, personally appeared L. Glenn Worley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Trustee of the REVOCABLE TRUST U/A DAVID BRUCE JOHNSON AND EDITH CARELL JOHNSON DATED APRIL 1, 1997, the within named bargainor, and that he, as such Trustee, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office in Brentwood, Tennessee, this 10th day of January, 2022.

JULIE M. LETURMY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Julie M. Leturmy
NOTARY PUBLIC
My Commission Expires: 7/24/2022

PURSUANT TO T.C.A.§67-4-409(a)(3)(F), THIS DEED EVIDENCES A TRANSFER OF THE SUBJECT PROPERTY BY THE TRUSTEE FROM A REVOCABLE LIVING TRUST TO THE SAME TRANSFEROR OR THE TRANSFEROR'S SPOUSE AND IS EXEMPT FROM TAXATION. PURSUANT TO T.C.A. §67-4-409(a)(5), NO VALUATION OATH IS REQUIRED.