Karen Johnson Davidson County
Batch# 809787 DEEDQC
02/23/2022 10:08:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220223-0020394

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)
Christy Johnson
2722 Riverbend Dr.
Nashville, Tennessee 37214

Send Tax Bills To
Same

Map-Parcel No.
062 02 0A 081.00

Executor's Quitclaim Deed

The undersigned Grantor, Christy Marie Johnson, the duly-appointed Administrator of the Estate of Rose Marie Johnson, deceased (the "Decedent"), which estate is administered in the Seventh Circuit Court of Davidson County, Probate Division, Nashville, Tennessee, Case Number 21P1227, in connection with the distribution of the intestate estate of the Decedent pursuant to Tenn. Code Ann. §31-2-101, et. seq., hereby quitclaims to Christy Marie Johnson and Yolande Johnson Welch, all right, title, and interest of the Decedent and the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, described more particularly as follows:

Land in Davidson County, Tennessee, being Lot No. 65 B on the Plan of River Trace Estates, Phase I, Section I, of record in Book 6250, Page 996 and 997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Lawrence C. Johnson and wife, Rose M. Johnson, by deed from Ken Lokey Homes, Inc., of record in Record Book 7971, Page 737-739, Register's Office for Davidson County, Tennessee.

Title to the aforedescribed real property was vested in Lawrence C. Johnson and wife, Rose M. Johnson, as tenants by the entirety. Lawrence C. Johnson is now deceased, having departed this life on September 11, 2015, a resident of Tennessee. At the time of his death, the marriage of Lawrence C. Johnson and Rose M. Johnson had continued uninterrupted from the date that the two of them acquired the aforedescribed property as tenants by the entirety. No separation or divorce proceedings were pending at the time of his death. Upon Lawrence's death, Rose Marie Johnson became the sole surviving tenant.

This is improved property, known as 2722 Riverbend Drive, Nashville, TN 37214.

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

A copy of the Grantor's Letters of Administration are attached hereto.

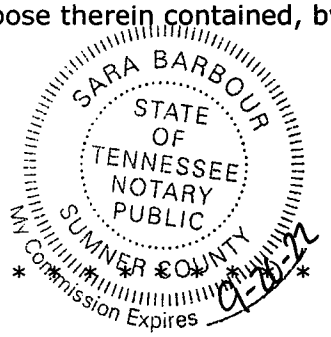
THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Christy Marie Johnson, Administrator
Grantor

State of Tennessee
County of Sumner

On February 9, 2022, before me personally appeared Christy Marie Johnson, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged herself to be the Administrator of the Estate of Rose Marie Johnson for the purpose therein contained, by signing her name as Trustee.

Sara Barbour
Notary Public
My commission expires: 9-20-22

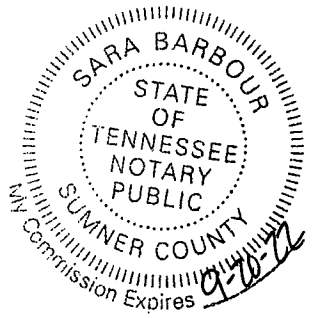


* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Christy M Johnson
Christy Marie Johnson, Grantee



Sworn to and subscribed before me on February 9, 2022.
Sara Barbour
Notary Public
My commission expires: 9-20-22

* *

TRUE Copy Certification

I, Sara Barbour, do hereby make oath that I am 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 February 9, 2022.

Sara Barbour
Signature

February 9, 2022
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 9th day of February, 2022.

Jennifer Dismukes Berkon
Notary's Signature
My Commission Expires: 12/19/2023

