Prepared by and Return to:
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Karen Johnson Davidson County
Batch# 826664 DEEDQC
03/23/2022 09:24:34 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220323-0033153

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Julie Kay Johnson 3201 Aspen Grove L-10 Franklin, TN 37067 Janet Johnson Forester 2087 Allisona Road Eagleville, TN 37060	SAME AS NEW OWNERS	Map - 118-6 Parcel - 35

Jacqueline Golden Johnson, (a/k/a Jackie Golden Johnson and hereinafter referred to as the "Decedent") died on May 29, 2021, leaving a Last Will and Testament dated September 27, 2006. The Last Will and Testament was admitted to probate on March 6, 2022, in the Chancery Court, Probate Division, for Williamson County, Tennessee, and assigned the case number 22PR-12188. The Co-Personal Representatives, Julie Kay Johnson (a/k/a Julia Kay Johnson and a/k/a Julie Johnson Clevenger) and Janet Johnson Forester (a/k/a Janet Johnson Harlen), are duly qualified. Debts of the Decedent have been paid. The Co-Personal Representatives, by signing this Personal Representative's Quitclaim Deed, release any right the Co-Personal Representatives have to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Julie Kay Johnson and Janet Johnson Forester, Co-Personal Representatives of the Estate of Jacqueline Golden Johnson (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey a FIFTY PERCENT (50%) undivided interest in the

property described below unto Julie Kay Johnson and the remaining FIFTY PERCENT (50%) undivided interest in the property to Janet Johnson Forester to own as tenants in common (hereinafter both individuals being collectively referred to as "Grantees"), their successors and assigns, any and all right, title, and interest in and to the following described property located in Nashville, Davidson County, Tennessee, to-wit:

> Land and improvements in Davidson County, Tennessee, being Lot No 49 in Sidco Subdivision, Section III, of record in Plat Book 2663, page 41, Register's Office for said County.
>
> Said Lot 49 fronts 115.0 feet on the West side of Foster Creighton Drive and extends back between parallel lines 210.0 feet to a dead line in the rear, on which it measures 115.0 feet.
>
> Being the same property conveyed to Bobby G. Johnson by Deed from Jackie G. Johnson of record in book 8836, page 625, Register's Office, Davidson County, Tennessee
>
> Being the same property conveyed to Jackie G. Johnson by Personal Representative's Quitclaim Deed by deed dated December 14, 2020 of record as Instrument No. 20210105-0001651 in the Register's Office, Davidson County, Tennessee.
>
> **This is improved property known as: 2963 Foster Creighton Drive, Nashville, in Davidson County, TN, 37204.**

The legal description stated above has been taken from the prior Warranty/Quitclaim Deed conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS OUR HANDS this 17th day of March, 2022.

ESTATE OF JACQUELINE GOLDEN JOHNSON-GRANTOR

By: Julie Kay Johnson
Julie Kay Johnson,
Co-Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Tommy C Estes, a Notary Public of this County, Julie Kay Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the Personal Representative of the Estate of Jacqueline Golden Johnson and that she executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 17th day of March, 2022.

Tommy Estes
Notary Public
My Commission Expires: 05-07-2024

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES May 07, 2024

ESTATE OF JACQUELINE GOLDEN JOHNSON-GRANTOR

By: Janet Johnson Forester
Janet Johnson Forester,
Co-Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Tommy C. Estes, a Notary Public of this County, Janet Johnson Forester, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the Personal Representative of the Estate of Jacqueline Golden Johnson and that she executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 17th day of March, 2022.

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES May 07, 2024

Tommy C. Estes
Notary Public
My Commission Expires: 05-07-2024

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).