Karen Johnson Davidson County
Batch# 836279 DEEDQC
04/08/2022 08:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220408-0040806

**THIS INSTRUMENT PREPARED BY:** **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

**THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.**

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NOS.: |
|---|---|---|
| LARRY KENNETH JOHNSON, Trustee of the Frances Nadine Johnson Revocable Living Trust | SAME | 043 11 0140.00 |
| 1040 Berwick Trail | | |
| Madison, TN 37115 | | |

## QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **LARRY KENNETH JOHNSON, Trustee of THE JOHNSON FAMILY REVOCABLE LIVING TRUST dated July 26, 2021**, do hereby convey to **LARRY KENNETH JOHNSON, Trustee of the FRANCES NADINE JOHNSON REVOCABLE LIVING TRUST dated March 25, 2022** all of the right, title and interest owned by **THE JOHNSON FAMILY REVOCABLE LIVING TRUST dated July 26, 2021** in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the plan of resubdivision of Lots No. 1 & 13 of Anderson Estates, not of record. Further described as follows: Lot No. 11 fronts 50 feet on the westerly margin of Myatt Drive and runs back between parallel lines 150 feet thereon less and except that property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4355, Page 963, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry Kenneth Johnson by Warranty Deed from Aubrey Hiam dated November 23, 2005, of record in Instrument No. 20051128-0142682 of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry Johnson, Trustee of the Johnson Family Revocable Living Trust dated July 26, 2021, by Quitclaim Deed from Larry Johnson dated July 26, 2021, of record in Instrument No. 20210809-0107246 of the Register's Office for Davidson County, Tennessee.

**This is improved property known as 108A Myatt Drive, Madison, Tennessee 37115.**

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of March, 2022.

**THE JOHNSON FAMILY REVOCABLE LIVING TRUST dated July 26, 2021**

**BY:** _____
**LARRY KENNETH JOHNSON, Trustee**

**STATE OF TENNESSEE )**
**COUNTY OF SUMNER )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LARRY KENNETH JOHNSON, Trustee of THE JOHNSON FAMILY REVOCABLE LIVING TRUST dated July 26, 2021**, with whom I am personally acquainted, and who acknowledged, in his capacity as **Trustee of THE JOHNSON FAMILY REVOCABLE LIVING TRUST dated July 26, 2021**, that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Hendersonville, Tennessee, on this 25th day of March, 2022.

_____
**Notary Public**

My Commission Expires: 5-23-2023

LYDIA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-23-2023

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**STATE OF TENNESSEE )**
**COUNTY OF SUMNER )**

The actual consideration or value of this transfer is $-0-.

_____
**Affiant**

Sworn to and subscribed before me this 25 day of March 2022.

_____
**Notary Public**

My commission expires: 5-23-2023

LYDIA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-23-2023

## CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 March 25, 2022.

April 1, 2022
Date

Elizabeth Ryder Sykes
**Elizabeth Ryder Sykes**

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

Sworn to and subscribed before me this 1st day of April, 2022.

**Notary Public**

STATE OF TENNESSEE NOTARY PUBLIC
LINDA J. WILLIAMS
COUNTY OF DAVIDSON
My Comm. Expires
July 9, 2022

My commission expires:
07/09/2022