Karen Johnson Davidson County
Batch# 836279 DEEDQC
04/08/2022 08:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220408-0040807

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	052 11 0 047.00
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. 29 on the Map of Madison Heights, Section II, Part III, as of record in Book 2083, page 98, Register's Office for said County.

Said Lot No. 29 fronts 125 feet on the southwesterly side of Berwick Trail and runs back between lines 379 feet on the westerly line and 381 feet on the easterly line to the low water mark on the Cumberland River on which it measures 125.02 feet.

Being the same property conveyed to Nadine Johnson and husband, Larry Kenneth Johnson, by Quitclaim Deed from Joyce Plummer dated August 17, 1992, of record in Book 8703, Page 56 of the Register's Office for Davidson County, Tennessee. Joyce Plummer reserved a life estate in this property, as reflected in Book 8703, Page 56; however, Joyce Plummer died in September of 2003, whereupon her life estate was extinguished.

Being the same property conveyed to Larry Kenneth Johnson, Trustee of the Johnson Family Revocable Living Trust dated July 26, 2021, by quitclaim deed from Nadine Johnson and husband, Larry Kenneth Johnson dated July 26, 2021, of record in Instrument No. 20210809-0107245, Register's Office for Davidson County, Tennessee.

Nadine Johnson and Frances Nadine Johnson are one and the same person.

This is improved property known as 1040 Berwick Trail, 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 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

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