Quitclaim Deed

Karen Johnson Davidson County
Batch# 863085 DEEDQC
05/26/2022 11:27:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220526-0061332

STATE OF TENNESSEE
COUNTY OF SUMNER

I/we hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 10th day of May, 2022.

Notary Public
My commission expires:

REX CHAMBERLAIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
CHAMBERLAIN FIRM, PLLC
139 MAPLE ROW BLVD., SUITE 104
HENDERSONVILLE, TN 37075

Address of Owner:	**Send Tax Bills To:**	**Map/Parcel Numbers:**
Randall Monroe Johnson, Trustee 527 Moncrief Ave. Goodlettsville, TN 37072	Randall Monroe Johnson, Trustee 527 Moncrief Ave. Goodlettsville, TN 37072	18-15-23 18-15-11

For and in consideration of zero dollars ($0.00) and/or other good and valuable consideration, **Clifton B. Johnson and Theresa P. Johnson**, husband and wife, hereinafter called the Grantors, release and quitclaim to **Randall Monroe Johnson, and his successors in trust, Trustee of the Johnson Irrevocable Trust dated May 10, 2022**, a certain tract or parcel of land situated in Davidson County, State of Tennessee, being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lot 45, Moncrief Subdivision, of record in Book 6200, Page 815, Register's Office for Davidson County, Tennessee to which plan reference is here made for
a complete description thereof.

Being the same property conveyed to Clifton B. Johnson and Theresa P. Johnson by deed from Andy Hunter and wife, Cathie Hunter of record in Book 9774, Page 453, Register's Office for Davidson County, Tennessee.

AND

Land in Davidson County, Tennessee, being the westerly part of Lot No. 46 on the Revised Map of Moncrief Subdivision of the northerly part of the Allen Mathes Land, Goodlettsville, Tennessee, not of record, described according to a survey made by J. R. Scott, Surveyor, dated August 2, 1951, as follows:

BEGINNING a stake in the east margin of a street, corner to McDonald, and the northwest corner of Lot No. 46 of said Subdivision; thence south 61 deg. E. 316 feet to a stake; thence S. 10 deg. E. 126.5 feet to a stake; thence N. 61 deg. w. 322 feet to the east margin of the street, corner to W. C. Moncrief & Co. or Lot No. 46 of said Subdivision; thence with the east margin of said street N. 1 deg. E. 112 feet to the beginning.

Being the same property conveyed to Clifton B. Johnson and Theresa P. Johnson by deed from Andy Hunter and wife, Cathie Hunter of record in Book 9774, Page 453, Register's Office for Davidson County, Tennessee.

~~TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said Grantee, its heirs, successors, and assigns, forever. And Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.~~ CBJ

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

The property is also known by its address as 527 Moncrief Avenue, Goodlettsville, TN 37072.

Grantors do hereby convey, release and quitclaim all of the Grantors' rights, title, and interest in and to the above-described property and premises to the Grantee and assigns forever.

WITNESS OUR HANDS EFFECTIVE AS OF THIS 10th DAY OF MAY, 2022.

Clifton B. Johnson
CLIFTON B. JOHNSON

Theresa P. Johnson
THERESA P. JOHNSON

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

On this 10th day of May, 2022 before me personally appeared **CLIFTON B. JOHNSON and THERESA P. JOHNSON** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

KIMBERLY H FRANK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Kimberly H. Frank
Notary Public
My commission expires: 10-18-22