Karen Johnson Davidson County
Batch# 887145 DEEDQC
07/11/2022 01:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220711-0079514

QUITCLAIM DEED

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ZERO
TRANSFER TAX EXEMPTION T.C.A. SECTION 67-4-409(a)(4)

Amanda J. Arthur
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 2022

Carolyn Curdo
Notary Public

MY COMMISSION EXPIRES: 11/5/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BRENT DUVAL JOHNSON ADRIENNE LEE JOHNSON	Owner	
(NAME) 3819 VALLEY RIDGE DRIVE	(NAME)	
(ADDRESS) Nashville TN 37211	(ADDRESS)	13311016800
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, NO CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR NO OTHER GOOD AND VALUABLE CONSIDERATIONS, ALL OF WHICH IS HEREBY ACKNOWLEDGED, **ADRIENNE LEE JOHNSON AND BRENT DUVAL JOHNSON, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **BRENT DUVAL JOHNSON AND ADRIENNE LEE JOHNSON, AS CO-TRUSTEES OF THE JOHNSON LIVING TRUST DATED OCTOBER 20, 2017,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Section Two, Valley View Meadows, of record in Plat Book 3600, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 215 fronts 74.48 feet on the Westerly side of Valley Ridge Drive and runs back between lines, 173.83 feet on the Northerly line and 216.34 feet on the Southerly line to a dead line on which it measures 107.11 feet.

Being the same property conveyed to Lauren Ellis, an unmarried woman and James Niceley, an unmarried man, as joint tenants with the right of survivorship by Quit Claim Deed from Lauren Ellis, an unmarried woman and James Niceley, an unmarried man, dated 05/21/2014 and recorded 06/03/2014, of record in Instrument 20140603-0047712, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amy Elizabeth Hancock, married by Warranty Deed from Lauren Ellis, unmarried and James Niceley, unmarried, dated 10/08/2020 and recorded 10/12/2020, of record in Instrument 20201012-0117912, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor(s) by Deed recorded simultaneously herewith in Book _____, Page _____, or instrument no. _____, Register's Office for said County.

20220708-0079102

PARCEL ID: 133-11-0-168.00

Being also known as: 3819 Valley Ridge Drive, Nashville TN 37211

Witness my/our hand (s) this the 5th day of July, **2022.**

Adrienne Lee Johnson

Brent DuVal Johnson

STATE OF ~~Tennessee~~ California
COUNTY OF Los Angeles

On this 5th day of July, **2022,** before me personally appeared **Adrienne Lee Johnson and Brent DuVal Johnson,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of July, **2022**

Notary Public

My Commission Expires: 7/10/23

(SEAL)

CECILIA PLUMB
Notary Public - California
Los Angeles County
Commission # 2293035
My Comm. Expires Jul 10, 2023

CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 July 11, 2022.

Affiant
Date: 7/11, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 11th day of July 2022.

Notary Public

My Commission Expires: 1/31/26.

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON