Karen Johnson Davidson County
Batch# 909158 DEEDQC
08/29/2022 09:13:17 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20220829-0096930

THIS INSTRUMENT PREPARED
FROM INFORMATION SUPPLIED BY
THE PARTIES
G. Philip Anderson
Attorney at Law
5110 Maryland Way
Suite 120
Brentwood, TN 37027
615/377-9370

STATE OF CALIFORNIA
COUNTY OF Placer

The actual consideration for this transfer is none.

Affiant

Sworn to and subscribed before me this 15 day of August, 2022.

Notary Public

My Commission Expires:
01/22/2025

MGC1 SABRINA ALVARADO COMM. # 2343024 NOTARY PUBLIC - CALIFORNIA SACRAMENTO COUNTY COMM. EXPIRES JAN. 22, 2025 MGC1

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel No.
Kyle D. Johnson and Chan F. Johnson, Trustees of The Johnson Family Trust, Dated June 15, 2021 1872 San Esteban Circle Roseville, CA 95747	Mr. Cooper P.O. Box 650783 Dallas, TX 75265-0783	188-10-0A-355.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **KYLE JOHNSON,** a married man, hereby quitclaims unto **KYLE D. JOHNSON and CHAN F. JOHNSON, Trustees of the Johnson Family Trust,** dated June 15, 2021, and any amendments thereto, all the interest he may possess in the following parcel of land located in Davidson County, Tennessee, described herein. **CHAN F. JOHNSON** joins in the execution of this document for the purpose of conveying any and all interest she may own by virtue of her marriage to **KYLE D. JOHNSON.**

A certain tract or parcel of land in Davidson County, Tennessee, as follows:

See Exhibit A

BEING the same property conveyed to Kyle Johnson, a married man, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated February 4, 2022, of record in Instrument No. 20220208-0014673, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property identified 725 Goswell Drive, Nolensville, Tennessee, 37135.

IN WITNESS WHEREOF, KYLE JOHNSON and CHAN F. JOHNSON have executed this Quitclaim Deed as of the 15 day of August, 2022.

KYLE JOHNSON

CHAN F. JOHNSON

STATE OF CALIFORNIA
COUNTY OF Placer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KYLE JOHNSON,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand this 15th day of August, 2022.

Notary Public

My Commission Expires:
01/22/2025

SABRINA ALVARADO
COMM. # 2343024
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
COMM. EXPIRES JAN. 22, 2025

STATE OF CALIFORNIA
COUNTY OF Placer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHAN F.** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand this 15th day of August, 2022.

Notary Public

My Commission Expires:
01/22/2025

SABRINA ALVARADO
COMM. # 2343024
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
COMM. EXPIRES JAN. 22, 2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 355 on the Plan of Phase 7, Section 1C, Carothers Crossing, of record in Instrument Number 20210120-0008752, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20190528-0050141 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May28, 2019.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to all matters shown on the Plan of record as Instrument No. 20210120-0008752 and Instrument No. 20200910-0103222, Register's Office of Davidson County, Tennessee.
3. Restrictions of record as Instrument No. 20070627-0076581, amended in Instrument No. 20070821-0099817, Instrument No. 20070921- 0099818, Instrument No. 20080515-0049892, Instrument No. 20080515- 0049893, Instrument No. 20171002-0100689, corrected in Instrument No. 20171220-0129697 and Instrument No. 20180125-08090034 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20070627- 0076582, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049894, Instrument No. 20171002-0100688, Instrument No. 20190321-0025836, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
5. Assignment of Declarants Rights of record in Instrument No. 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
6. Quitclaim Deed of Common Areas to Homeowners Association of record in Instrument No. 20180719-0070522, in the Register's Office for Davidson County, Tennessee.
7. Parking and Maintenance Easement of record in Instrument No. 20180719-0070523, in the Register's Office for Davidson County, Tennessee.

8. Charter for Homeowners Association of record in Instrument No. 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
9. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20070711-0082648 and Instrument No. 20070810-0095900, in the Register's Office for Davidson County, Tennessee.
10. Easement and Memorandum Agreement of record in Instrument No. 20070123-00009057 and Assignment of Easement in Instrument No. 20140827-0078032, in the Register's Office for Davidson County, Tennessee.
11. Access Drainage, Utility and Pedestrian Easement of record in Instrument No. 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
12. Right of Way for Public Roadway of record in Instrument No. 20070511-0056717, Instrument No.20070511-0056718 and Instrument No. 20070511-0056719, in the Register's Office for Davidson County, Tennessee.
13. Reservations contained in Deed of record in Instrument No. 20170628-0065119, in the Register's Office for Davidson County, Tennessee.
14. Restrictions for Storm Water Facilities and Systems of record in Instrument No. 20190508-0043213, in the Register's Office for Davidson County, Tennessee.
15. Sewer Line Easement of record in Book 9975, Page 541and Instrument No. 20170302-0020826, in the Register's Office for Davidson County, Tennessee.
16. Easement to Colonial Pipeline Co. of record in Book 3578, Page 491, Book 3611, Page 195 and Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
17. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.