Karen Johnson Davidson County
Batch# 952881 DEEDQC
12/19/2022 11:17:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221219-0130842

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 208
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENN

COUNTY OF DA

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Clarissa Hope Johnson
Affiant

Subscribed and sworn to before me, this 7th day of December 2022.

Madelyn Stampley
Notary public

My commission Expires: 10/26/2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Clarissa Hope Johnson Living Trust 900 Kipling Drive Nashville, TN 37217	Clarissa Hope Johnson Living Trust 900 Kipling Drive Nashville, TN 37217	2DA-54870 Map 107-14 Parcel 3

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Clarissa Hope Johnson, unmarried, does hereby quitclaim, transfer and convey unto Clarissa Hope Johnson, as Trustee of the Clarissa Hope Johnson Living Trust dated December 7, 2022, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

Being the same property conveyed to Clarissa Hope Johnson, unmarried, from James Ralph Mason, a widower, by Quitclaim Deed dated February 23, 2009, and recorded on March 27, 2009, as Document No. 20090327-0027532, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 900 Kipling Drive, Nashville, Tennessee 37217

Witness my hand this 7th day of December 2022.

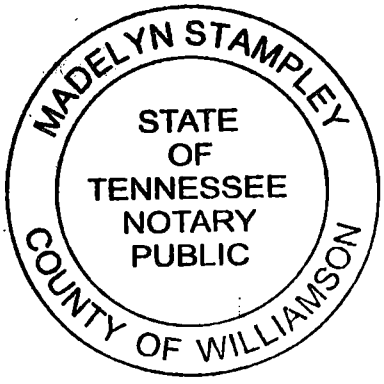
Clarissa Hope Johnson, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Clarissa Hope Johnson, as Grantor, 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 purposes therein contained.

Witness my hand, at office, this day, December 7, 2022.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: October 26, 2026

EXHIBIT "A"
LEGAL DESCRIPTION

Being Lot Number 62 on the Map of Miro Meadows, as of record in Book 1424, page 94, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Kipling Drive, at the common corner of Lots Nos. 62 and 63; thence northerly with the dividing lines between said Lots, 174.1 feet to a point in the northerly boundary line of said Subdivision; thence westerly with the said boundary line, 75.4 feet to a concrete monument set in the easterly margin of Goodbar Drive; thence with the easterly margin of Goodbar Drive, southerly 154.3 feet to another concrete monument at the beginning of a curve; thence around said curve in a southeasterly direction 31.42 feet to the northerly margin of Kipling Drive; thence with the margin of the same, easterly 55.4 feet to the point of beginning.