Karen Johnson Davidson County
Batch# 975000 DEEDQC
02/28/2023 11:51:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230228-0014142

QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATIO
IS GREATER, FOR THIS TRANSFER IS $10.00.

Affiant

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 22 DAY OF February, 20 23.

(Affix Seal)

Notary Public

My Commission Expires: 06/21/2025

THIS INSTRUMENT WAS PREPARED BY:
George Gilliam, Attorney at Law, The Gilliam Law Firm, PC
800 S. Gay Street, Suite 700, Knoxville, TN 37929

Address of New Owners:	Send Tax Bills To:	Tax ID#:
THE JOHN D. JOHNSON, SR. AND MARGARET A. JOHNSON REVOCABLE LIVING TRUST	SAME	69-029.00
3871 Abernathy Road		
Nashville, TN 37218		

For and in consideration of the sum of $10.00, consisting of cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN D. JOHNSON and MARGARET ANN JOHNSON, husband and wife,** hereinafter called the Grantors, have bargained and sold, and do hereby Quitclaim and convey unto **JOHN D. JOHNSON, SR. and MARGARET A. JOHNSON, Co-Trustees of THE JOHN D. JOHNSON, SR. AND MARGARET A. JOHNSON REVOCABLE LIVING TRUST,** a Trust created on 22 day of February, 2023, hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in DAVIDSON County, State of Tennessee, described as follows, to wit:

See Attached "EXHIBIT A"

The revocable trust described above provides that Grantor has right to use and occupy real or personal property owned by such trust as Grantor's principal residence rent free, without charge, and at no cost (other than the payment of taxes and other costs and expenses specified in the revocable trust or ordered by a court) for life or until such trust is revoked or terminated, whichever occurs first. Grantor intends to qualify the Subject Property as Grantor's residential homestead for the homestead exemption codified in TCA 26-2-301.

This is ( ) unimproved property:

(X) improved property known as: 3871 Abernathy Road, Nashville, TN 37218

Witness my hand this 22 day of February, 2023

JOHN D. JOHNSON

MARGARET ANN JOHNSON

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named **JOHN D. JOHNSON** and **MARGARET ANN JOHNSON,** the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the with instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, Tennessee, this 22 day of February, 2023.

Notary Public

My Commission Expires: 06/21/2025

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
PROPERTY DESCRIPTION

Certain tracts or parcels of land situated in the 23rd Civil District of Davidson County, Tennessee, bounded and described as follows: Beginning at the S.W. corner of the tract of land formerly owned by Mrs. Elizabeth Abernathy, and runs thence S. 88-1/2 deg. East with Hydes's line 21-1/4 poles to a stake; thence North to the center of White's Creek; thence down said creek with its meanderings to a black oak, Felix Abernathy Northeast corner; thence S. 1-3/4 deg. East with the lines of Felix Abernathy, L. Abernathy and William Hyde 98-5/10 poles to the beginning and containing fifteen acres and ninety four poles.

Also the following road bed: Beginning at a point in the center of the Hyde's Ferry Turnpike, the southwest corner of the colored school lot, and runs thence with the line of said school lot North 42-1/4 deg. East, passing the northwest corner of said school lot at 19 poles, in all 27-6/10 poles to a stake in the West boundary line of the above tract 2-52/100 poles, North of the S.W. corner of said tract; thence with said West boundary line North 1-1/4 deg. West 1-12/100 poles to a stake; thence South 42-1/4 deg. West 28-4/10 poles to the center of said turnpike; thence with the center of said turnpike South 47 1/4 deg. East 73/100 poles of 12 feet to the beginning, containing twenty and forty-four hundredths square poles (20-44/100) and being a parcel of land twelve feet wide, extending from the above described tract to the Hyde's Ferry Turnpike.

This being the same property conveyed to John D. Johnson and Margaret Ann Johnson, husband and wife, via a Warranty Deed of Record as Instrument Number 20060712-0083926 in the Register's Office for Davidson County, Tennessee.