Karen Johnson Davidson County
Batch# 977487 DEEDQC
03/06/2023 02:05:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230306-0016004

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
1103 Holly Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeffrey R. Johnson, Trustee The Johnson Protective Trust 1402 Campbell Circle Nashville, TN 37206	SAME	08303035000

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 2nd day of March, 2023, between **Jeanette Johnson** ("Grantor"), and **Jeffrey R. Johnson, Trustee for The Johnson Protective Trust, dated March 1, 2023** ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

BEING Lot No. 6-B, Zone Lot Division, Lots 4-8, Campbell Acres, of record in Plat Book 6250, Page 155, amending Plat Book 5800, Page 279, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeanette Johnson by Warranty Deed dated May 20, 2011 from Anto D. Demonbreun, aka Anto D. Demonbreum, of record in Instrument No. 20110603-0042473, Register's Office for said County.

Jeanette K. Johnson, Grantor, appointed Jeffrey R. Johnson as her Attorney-on-fact on October 11, 2012, by virtue of a Durable General Power of Attorney Including Health Care Decision (the "POA") of record in Instrument No. 20221106-0102392, Register's Office for Davidson County, Tennessee. The POA vests all powers of an Attorney-in-fact, pursuant to T.C.A. 34-6-109 and all powers of a Fiduciary, pursuant to T.C.A. 35-50-110. These powers vested immediately upon execution of the POA.

This is improved property known as: **1402 Campbell Circle, Nashville, TN 37206**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING

DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Jeanette K Johnson by [signature] as attorney-in-fact (L.S.)

Jeanette Johnson, by Jeffrey R. Johnson, as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Jeffrey R. Johnson, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Jeanette Johnson, the within named bargainor, and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jeanette Johnson, the bargainor, by the said Jeffrey R. Johnson, as Attorney-in-Fact.

Witness my hand and seal, at office in Davidson County, Tennessee, this 2nd day of March, 2023.

[signature]
Notary Public
My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

[signature]
Affiant/Grantee

Subscribed and sworn to before me this 2nd day of March, 2023.

[signature]
Notary Public
My commission expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, do hereby make oath that I am a licensed attorney and/or the 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 March 2, 2023

[signature] 3/6/23
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
625 MAIN STREET, UNIT 204
NASHVILLE, TN 37206
(615) 879-7714

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 6 day of March, 2023

Notary Public: Teresa Morgan
My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202303060016004