Karen Johnson Davidson County
Batch# 980272 DEEDQC
03/14/2023 08:35:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230314-0018256

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 TIFFANY JOHNSON, AFFIANT Subscribed and sworn to before me, this 10th day of February 2023. NOTARY PUBLIC My Commission Expires: 11-3-2025

SHELLEY A. MASON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
TIFFANY MONIQUE JOHNSON, TRUSTEE 3836 Buena Vista Pike Nashville, TN 37218	New Owner	Map and Parcel No.: 59-14-248 13DA-68602

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Tiffany Johnson, ("Grantor") do hereby quitclaim, transfer and convey unto Tiffany Monique Johnson, Trustee of the Mary Ann Johnson Irrevocable Investment Services Trust, created February 10, 2023, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 809 Hillmore Drive, Nashville, Tennessee 37218, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5-A, on the Plan of Zone Lot Division, Lots 4, 5, & 24, Hillmore Subdivision of record in Book 6250, page 495, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tiffany Johnson from Mary Ann Johnson, unmarried, by Quitclaim Deed, recorded in the Register's Office of said county and state at Instrument No. 20220411-0041679.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 10th day of February 2023.

Tiffany Johnson, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Tiffany Johnson**, the Grantor, 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 purposes therein contained.

Witness my hand and official seal at office, this 10th day of February 2023.

Notary Public

My Commission Expires: 11-3-2025

