Karen Johnson Davidson County
Batch# 981565 DEEDQC
03/16/2023 10:57:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230316-0019071

This Instrument Prepared By:
Joe Weyant, Attorney
1317 16th Avenue South
P.O. Box 120656
Nashville, TN 37212

QUIT CLAIM DEED TO TRUSTEE

FOR A GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the GRANTOR, SAMUEL CARL JOHNSON, a resident of Davidson County, Tennessee, does hereby transfer and convey unto SAMUEL CARL JOHNSON, Trustee of the SAMUEL CARL JOHNSON REVOCABLE TRUST, GRANTEE, and not personally, under the provisions of a Trust agreement dated the 21st day of February, 2023, all of GRANTOR'S right, title, and interest in the following described real estate in the County of Davidson, State of Tennessee, to wit:

PARCEL ONE:

Land in Davidson County, Tennessee, being the westerly 33 1/3 feet of Lot No. 49 in Thomas Harding's First Addition, as of record in Book 19, Page 241, Register's Office for said County. Said part of Lot No. 49 fronts 33 1/3 feet on the south side of Phillips Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to the Grantor herein, by Deed of record in Book 4613, Page 179, dated June 22, 1972, Legal Reference ID: 00004613-0000179, Register's Office for Davidson County, Tennessee. **Map / Parcel No. 092 / 04 / 0 / 099.00.**

PARCEL TWO:

Being the southerly half of Lot Nos. 372 on the Plan of McGavock, Wetmore and others Second Addition to Nashville called the addition to the town of McGavock, of record in Book 21, Page 41, Register's Office, Davidson County, Tennessee. Said part of Lot 372 fronts 50 feet on the easterly side of 17th Avenue North, formerly James Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Virginia Johnson, for life, with a remainder interest inuring unto the Grantor herein, Samuel Johnson, by Deed of record in Book 7412, Page 964, dated November 23, 1987, Legal Reference ID: 00007412-00007412-0000964, Register's Office for Davidson County, Tennessee. Virginia Johnson died in Davidson County, Tennessee in 2000, leaving the Grantor, Samuel Johnson, as the sole and fee simple owner of the subject real property. **Map / Parcel No. 081 / 11/ 0/ 275.00.**

FULL power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease

and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

IN NO CASE shall any party dealing with the said Trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust agreement; and every deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the Trust created by this Indenture and by said Trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the Trust's conditions and limitations contained herein and in said Trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, Trust deed, lease, mortgage or other instrument.

THE INTEREST of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN TESTIMONY WHEREOF, GRANTOR has hereunto executed this Quit Claim deed of realty on this the 21st day of February, 2023.

Samuel Johnson

SAMUEL CARL JOHNSON, GRANTOR

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

On this 21 day of February, 2023, personally appeared before me, SAMUEL CARL JOHNSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person(s) who executed the foregoing instrument, and who acknowledged that he executed the within instrument for the purposes therein contained, and as his own free act and deed.

Witness my hand, at office, this 21 day of February, 2023.

NOTARY PUBLIC STATE OF TENNESSEE

JOE WEYANT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 4-17-2024

NAME AND ADDRESS OF OWNER:

SAMUEL CARL JOHNSON Revocable Trust
SAMUEL CARL JOHNSON, Trustee
1620 17th Avenue North
Nashville, Tennessee 37208

PERSON RESPONSIBLE FOR TAXES:

SAME/OWNER

STATE OF TENNESSEE
MONTGOMERY COUNTY

I or we swear or affirm that the actual consideration of the transfer or the value of the property transferred, whichever is greater, is $00.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 21 day of February, 2023.

NOTARY PUBLIC/ OFFICIAL

JOE WEYANT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY