Karen Johnson Davidson County
Batch# 994688 DEEDQC
04/21/2023 08 19 49 AM 2 pgs
Fees $12 00 Taxes $0 00
20230421-0029352

THIS INSTRUMENT PREPARED BY
Jonathan S Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner	Send Tax Bills To:	Map-Parcel No :
John and Florene Johns 5037 Granny White Pike Nashville, TN 37220	Same	118 11 0 117.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, John M. Johns and wife Florene C. Johns ("Grantors"), hereby this day grant, bargain, sell, quitclaim, transfer, and convey unto Florene C. Johns and John M. Johns, as trustees of the Johns Living Trust Dated January 2, 2013 and any amendments thereto ("Grantee"), and their successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows.

Being Lot Number 11 of Block "G" on the Map of Berry Hill Gardens of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to John M Johns and wife Florene C. Johns by Warranty Deed from Jerry M. Roberts dated October 20, 2009, of record in instrument 20091027-0099227, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easement of records

This is improved property identified as 413 East Iris Drive, Nashville, TN 37204

IN WITNESS WHEREOF, John M. Johns and wife Florene C. Johns have executed this Quitclaim Deed as of the 3rd day of April, 2023

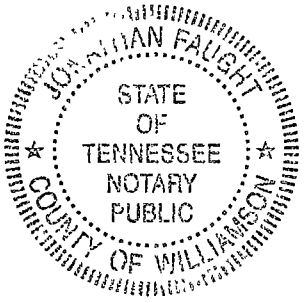
John M. Johns

Florene C. Johns

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of this County, John M Johns and wife Florene C Johns, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS MY HAND, and official seal this 3rd day of April, 2023.



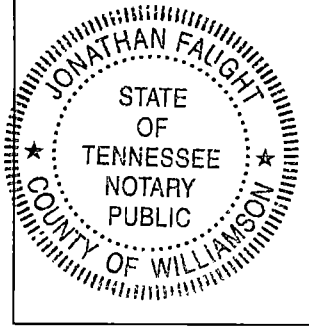
Notary Public

My commission expires 6-14-2023

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq , on the Tennessee Code Annotated.

John M Johns

Sworn and subscribed to before me this 3rd day of April, 2023



Notary Public

My Commission Expires 6-14-2023