Karen Johnson Davidson County
Batch# 994688 DEEDQC
04/21/2023 08 19 49 AM 3 pgs
Fees: $17 00 Taxes $0.00
20230421-0029353

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	145 07 0 001.00

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:

Land in the 7th Civil District of Davidson County, Tennessee, described according to a survey of G. Barry Greer and Associates, dated January 8, 1973, as follows

Beginning at an iron pin in the south margin of Saxon Drive at the northeast corner of Lot No 14 on the Map of Hillmont Estates, Section I, of record in Book 3700, page 100, said Register's Office and the northwest corner of the herein described tract, thence with said Drive, along a curve to the left having a radius of 774.72 feet in a northeasterly direction, a distance of 181.72 feet to an iron pin, thence continuing with said Drive, north 81° 17' east 86 82 feet to an iron pin; thence continuing with said Drive, along a slight curve to the right having a radius of 447 87 feet in an easterly direction, a distance of 174.05 feet to an iron pin in the beginning of a curve to the right having a radius of 25 feet, thence around said curve, a distance of 39.27 feet to an iron pin in the west margin of Granny White Pike; thence with said Pike, south 14° 33' west 232.08 feet to an iron pin; thence leaving said Pike with a line between Lot No. 5 on the Plan of Hillmont Estates, Section I, above referred to and the herein described tract, north 74° 25' 27" west 425 65 feet to an iron pin in the easterly line of aforesaid Lot 14; thence north 04° 42' 22" east 130.60 feet to an iron pin, the point of beginning.

Being the same property conveyed to John M. Johns and wife Florene C. Johns by Warranty Deed from Carl F. Zibart and wife, Grace Zibart, dated December 10, 1979, of record in Book 5542, page 739-740, 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 5037 Granny White Pike, Nashville, TN 37220.

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

JONATHAN FALGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

JONATHAN FAULGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 6-14-2023