Karen Johnson Davidson County
Batch# 1000191 DEEDQC
05/05/2023 10:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230505-0033497

NEW OWNER:

The Shirley Johnson Revocable Trust
Shirley Johnson, Trustee
3401 Mimosa Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

Map: 133-08
Parcel: 027

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **SHIRLEY JOHNSON,** hereinafter called the Grantors, has quitclaimed to **THE SHIRLEY JOHNSON REVOCABLE TRUST UTA dated May 4, 2023, Shirley Johnson, Trustee,** hereinafter called the Grantee, all of her interest to its heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 107 on the Plan of Glencoe Acres, Section 1, of record in Book 1835, pages 136, 137, and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 107 fronts 135.6 feet on the south side of Mimosa Drive and runs back between lines 138.5 feet on the west line and 120 feet on the east line, to a line in the rear, measuring 119.9 feet thereon.

Being the same property conveyed to Shirley Johnson, by Quitclaim Deed from Billy R. Bowers and wife, Alice Emogene Bowers, dated May 3, 1996, of record in Book 10041, Page 185, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

WITNESS SIGNATURE(S) this 4th day of May, 2023.

SHIRLEY JOHNSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Shirley Johnson,** 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 4th day of May, 2023.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

Notary Public

My commission expires:

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00

Affiant

Sworn to and subscribed to before me, this the 4th day of May, 2023.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

Notary Public

My commission expires:

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 5/4/23.

Date

Celia Stewart-Rouse

Affiant Signature

5/4/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 4th day of May, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY