Karen Johnson Davidson County
Batch# 1020495 DEEDQC
06/29/2023 08 01 48 AM 3 pgs
Fees $17 00 Taxes. $0.00
20230629-0049471

This Instrument Prepared By:
H. Garth Click, Attorney
2802 Bransford Ave
Nashville, TN 37204

ADDRESS OF NEW OWNERS:
Jennifer Johnson
8428 Stratford Court
Florence, KY 41042

SEND TAX NOTICE TO:
(SAME AS NEW OWNERS)

Map 118-04 Parcels 041

This deed was prepared with information supplied by the parties.
No title search performed.
Not closed.

PERSONAL REPRESENTATIVE'S DEED

Diana L. Johnson died intestate on July 21, 2022. Letters of Administration were issued by Davidson County Probate Court in Docket # 22P1949 to Jennifer Johnson as the Personal Representative. The below described real property passed to the heirs at law for Diana L. Johnson, Jennifer Johnson and Jamie Johnson. All debts of the decedent have been paid. The Personal Representative by signing this deed releases any right the Personal Representative has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the laws of Tennessee for intestate succession, Jennifer Johnson, as the Personal Representative of the Estate of Diana L. Johnson, quitclaims to Jennifer Johnson and Jamie Johnson all right, interest and title previously held by the decedent in the following described real estate in Davidson County, Tennessee, as follows:

A tract of land in the 6th, formerly 9th Civil District of Davidson County, Tennessee, being known as Tract No. 1, on the map showing Re-Subdivision of Lot Nos. 1 to 6 inclusive of a part of the J. W. Russwurm property on Rose or Rosedale Avenue and described according to a survey made by Hal. R. Swamm, Surveyor, March 8, 1943, as follows:

BEGINNING at the northwest corner of Gladstone Avenue and Rosedale Avenue; thence, northerly along the westerly margin of Gladstone Avenue, 104.6 feet to an iron pin; thence, leaving said Avenue and running in a northwesterly direction 28.6 feet to an iron pin a the northeast corner of said lot; thence, westerly along the North line of said Lot, 62.7 feet to an iron pin at the corner of Lot Nos. 1 and 2; thence, southerly along the line between said lots, 149.3 feet to an iron pin in the northerly margin of Rosedale Avenue; thence easterly along the margin of said Avenue, 66.7 feet to the Beginning.

Being the Same property conveyed by William B. Stewart and wife, Dorothy Stewart, to Diana L. Johnson in Deed 20060209-0015997, Register of Deeds, Davidson County, Tennessee on 02/09/2006.

This transfer is by Quitclaim and no warranties about the title are made.

Witness my hand this 28th day of April, 2023.

Estate of Diana L. Johnson

By: _____
JENNIFER JOHNSON
Personal Representative

STATE OF Kentucky)
COUNTY OF Boone)

On this the 28 day of April, 2023, before me personally appeared JENNIFER JOHNSON, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and notarial seal.

Amber Lynn Bishop, NOTARY PUBLIC

My Commission Expires: 2-9-2026.

AMBER LYNN BISHOP
Notary Public - State at Large
Kentucky
My Commission Expires Feb 9, 2026
Notary ID KYNP44795

I, or we, hereby swear or affirm, that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $ 0.00.

_____, Affiant

SWORN TO AND SUBSCRIBED before me this the 28 day of April, 2023.

Amber Lynn Bishop, Notary Public or Register

AMBER LYNN BISHOP
Notary Public - State at Large
Kentucky
My Commission Expires Feb. 9, 2026
Notary ID KYNP44795