AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 567357792-78836640

Karen Johnson Davidson County
Batch# 1051390 DEEDQC
09/19/2023 09:54:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230919-0073369

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 172-10-0C-021.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 7 day of Sept, 2023, by and between **Albert W. Johnson II and Catherine C. Johnson, husband and wife**, a mailing address of 3120 Charles Park Drive, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Albert William Johnson II and Catherine Corbitt Johnson, as Trustees of The Albert Johnson and Catherine Johnson Living Trust, dated** 7 Sept 2023, **and any amendments thereto**, a mailing address of 3120 Charles Park Drive, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 3120 Charles Park Drive, Nashville, TN 37211

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20150902-0089185, recorded on 09/02/2015 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Albert W. Johnson II

Catherine C. Johnson

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Albert W. Johnson II and Catherine C. Johnson, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 7 day of Sept, 2023

Tessa Dueker
Notary Public
My Commission expires: 9/8/2023

TESSA DUEKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TN
COUNTY OF Williamson

Sworn to before me this 7 day of Sept, 2023.

Notary Public
My Commission Expires: 9/8/25

TESSA DUEKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Albert William Johnson II and Catherine Corbitt Johnson
3120 Charles Park Drive
Nashville, TN 37211

Name and address of property owner:

Albert William Johnson II and Catherine Corbitt Johnson
3120 Charles Park Drive
Nashville, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 as shown on the Final Plat of Parkside Subdivision, of record as Instrument No. 20140613-0051708, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Deed dated 10/8/13 from Regent Parkside, LLC, a Tennessee limited liability company, of record in Instrument No. 20131009-0106144, Register's Office
for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.

2. Matters shown on plan of record as Instrument No. 20140613-0051708, Register's Office for Davidson County, Tennessee.

3. The land has been classified as Greenbelt for tax assessment, levy and collection purposes, and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001, et seq. See application for Greenbelt Assessment Agricultural of record in Book 9474, page 906, Register's Office for Davidson County, Tennessee.

4. All matters as set forth in the Declaration of Covenants, Conditions and Restrictions for Parkside, of record as Instrument No. 20140502-0037607, Register's Office for Davidson County, Tennessee, and to which reference is hereby made as fi copied verbatim.

5. Charter of the Parkside Homeowners' Association, Inc. of record as Instrument No. 20140502-0037606, Register's Office for Davidson County, Tennessee.

6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20130904-0093193, Register's Office for Davidson County, Tennessee.

7. Easement for Sanitary Sewers and Appurtenances of record in Instrument No. 20130917-0097738, Register's Office for Davidson County, Tennessee.

8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

APN: 172-10-0C-021.00

PROPERTY COMMONLY KNOWN AS: 3120 Charles Park Drive, Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 09/07/2023 . [date of document]

Affiant Signature

09/19/2023
Date

State of New York

County of Erie

Sworn to and subscribed before me this 19th day of September , 2 023

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025