Karen Johnson Davidson County
Batch# 1071067 DEEDQC
11/13/2023 02:15:37 PM 3 pgs
Fees: $18.00 Taxes: $327.08
20231113-0088379

This instrument prepared by:
Pierchoski Estate Law, LLC
103 North First Street
Pulaski, TN 38478

GRANTOR(S): Joyce R Johnston, by and through her Power of Attorney, Benjamin W. Johnston, as recorded in Instrument Number 20231006-0078824 , Register's Office of Davidson County, Tennessee

TO.....QUITCLAIM DEED

GRANTEE(S): Benjamin W. Johnston and M. LeeAnn West-Malm

FOR VALUABLE CONSIDERATION of eighty-eight thousand and four hundred dollars ($88,400.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Joyce R. Johnston, by and through my Power of Attorney, Benjamin W. Johnston, as recorded in Instrument Number 20231006-0078824, Register's Office of Davidson County, Tennessee, hereinafter referred to as "Grantor", have this day by these presents do hereby transfer and convey, all right title and interest, unto Benjamin W. Johnston and M. LeeAnn West-Malm, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 17 on the Plan of Locustwood Section 4, as of record in Book 2330, Page 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
This conveyance is made subject to the following:

1. 1995 Metro Davidson Co taxes.
2. Restrictions of record in Book 2706, Page 321, in the Register's Office of Davidson County, Tennessee.
3. The plan of record in Book 2330, Page 137, said Register's Office shows a 100 foot minimum building setback line from West Valley Drive, and a 10 foot easement for public utility purposes along the northerly line and 10 foot easement for public utility purposes along the easterly line of said lot.

This being the same property acquired by Joyce R. Johnston by deed of record in Deed Book 9515, page 69, Register's Office of Davidson County, Tennessee.

Map & Parcel 148 09 0 109.00

Property Address: 3921 W Valley Dr. Nashville, TN 37211

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

SUBJECT to all easements, rights-of-way, and protective covenants of record, if any.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH AND/OR INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OF WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

POSSESSION passes with delivery of the deed, and the TAXES for the year 2023 will be paid by and thereafter assumed by the Grantees.

Executed at Pulaski, Tennessee, this day, November 7, 2023.

Joyce R. Johnston by

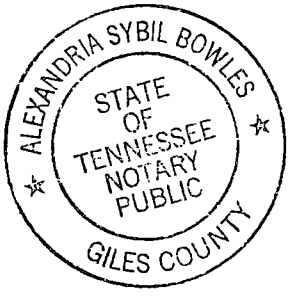
Benjamin W Johnston POA

Joyce R. Johnston, by and through her Power of Attorney Benjamin W. Johnston, as recorded in Instrument Number 20231006-0078824, Register's Office of Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF GILES

PERSONALLY APPEARED BEFORE ME, Alexandria Sybil Bowles, a Notary Public in and for the said State and County, Benjamin W. Johnston as Power of Attorney for Joyce R. Johnston, with whom I am personally acquainted, and who acknowledged and executed the within instrument for the purpose therein contained.

Witnessed my hand and seal on this day, November 7, 2023.



Alexandria Sybil Bowles, Notary Public
My commission expires: August 20, 2024

* is $88,400.00.
BWJ

STATE OF TENNESSEE
COUNTY OF GILES

I hereby swear or affirm that the actual consideration for this transfer, by Quitclaim Deed, the receipt and sufficiency of which is hereby acknowledged.* This transaction is subject to the transfer tax based only on the actual consideration given for this conveyance pursuant to T.C.A. § 67-4-409(a)(1)(D).

Benjamin W Johnston
Benjamin W. Johnston

Sworn to and subscribed before me on this day, November 7, 2023.

ALEXANDRIA SYBIL BOWLES
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

Alexandria Sybil Bowles, Notary Public
My commission expires: August 20, 2024

The Owner and person responsible for payment of real property taxes is:
Benjamin W. Johnston
18244 Louisville Rd.
Smiths Grove, KY 42171

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 88,400.00
Benjamin W. Johnston, **Affiant**
Subscribed and sworn before me this the
13 **Day of** November, **20** 23.
Brandi Weus, **Deputy Register**