QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 4 DAY OF January, 20 24.

(Affix Seal)

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 06-21-2025

Karen Johnson
Batch # 1090836
01/11/2024 12:45:12 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240111-0002485

THIS INSTRUMENT WAS PREPARED BY:
George Gilliam, Attorney at Law, The Gilliam Law Firm,
800 S. Gay Street, Suite 700, Knoxville, TN 37929

Address of New Owners:	Send Tax Bills To:	Tax ID#:
THE JEFFERY WAYNE JOHNSON REVOCABLE LIVING TRUST	SAME	15-4-04.00
7553 Nolensville Road		
Nolensville, TN 37135		

For and in consideration of the sum of $10.00, consisting of cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFERY W. JOHNSON,** hereinafter called the Grantor, has bargained and sold, and do hereby Quitclaim and convey unto **JEFFERY WAYNE JOHNSON, Trustee of THE JEFFERY WAYNE JOHNSON REVOCABLE LIVING TRUST,** a Trust created on 4 day of January, 2024, hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

See Attached "EXHIBIT A"

The revocable trust described above provides that Grantor has right to use and occupy real or personal property owned by such trust as Grantor's principal residence rent free, without charge, and at no cost (other than the payment of taxes and other costs and expenses specified in the revocable trust or ordered by a court) for life or until such trust is revoked or terminated, whichever occurs first. Grantor intends to qualify the Subject Property as Grantor's residential homestead for the homestead exemption codified in TCA 26-2-301.

EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 38B, of the plan of CHELSEA OF PRIEST LAKE, SECTION 1-A, LOTS 38 THRU 42, of record in Plat Book 6250, page 87, said Register's Office, to which reference is hereby made for a more complete and accurate description.

This being the same property conveyed to Jeffery W. Johnson from S.A. Ventures, LLC, via Warranty Deed of record as Instrument Number: 20221220-0131209 in the Register's Office for Davidson County, Tennessee.

This is ( ) unimproved property:

(X) improved property known as: 3603 Victoria Station Court, Antioch, TN 37013

Witness my hand this 4 day of January, 2024

JEFFERY W. JOHNSON

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named **JEFFERY W. JOHNSON** the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the with instrument for the purposes therein contained. Witness my hand and official seal at Williamson County, Tennessee, this 4 day of January, 2024.

Notary Public

My Commission Expires: 06-21-2025

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY