Karen Johnson
Batch # 1111291
03/14/2024 11:31:52 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240314-0017727

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Cary Tyler Johnson, Trustee Cary Tyler Johnson Living Trust dtd 3/7/2024 3114 Alpine Park Ave. Nashville, TN 37218	Same	70 – 05 – 0 – 50 – 00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Cary Johnson, unmarried ("Grantor")** this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Cary Tyler Johnson, as Trustee of the Cary Tyler Johnson Living Trust dtd 3/7/2024 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 12 on the Plan of Alpine Terrace of record in Plat Book 421, Page 131, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Innovative Building Specialties, Inc. by Quitclaim Deed from Salem Forsythe of record in Book 10293, Page 416, Register's Office for Davidson County, Tennessee, dated December 09, 1996 and recorded on December 17, 1996.

Being the same property conveyed to Cary Johnson, unmarried, from Innovative Building Specialties, Inc., by Warranty Deed recorded January 9, 2018, of record as Instrument No. 20180109-0002665, in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as ***0 Alpine Park Ave, Nashville, TN 37218***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the 7TH day of MARCH, 2024

Cary Johnson, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Cary Johnson**, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my ~~hand~~ and official seal this 7TH day of MARCH, 2024.

Notary Public

My Commission Expires: 8/18/2024

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Cary Tyler Johnson, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the 7TH day of MARCH, 2024.

~~Notary Public~~

My Commission Expires: 8/18/2024

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON