Karen Johnson
Batch # 1111291
03/14/2024 11:31:52 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240314-0017728

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 – 49

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. 11 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 Salem Forsythe and wife, Annie Forsythe by deed from Norma Louise Sheffield of record in Book 5163, Page 114, Register's Office for said County. The said Salem Forsythe and Annie Forsythe have since divorced. By Quitclaim Deed the said Annie Forsythe conveyed her interest in subject property to Salem Forsythe.

Being the same property conveyed to Cary Johnson and spouse, Darrell Johnson, from Salem Forsythe , and Spouse, Judith Robie Forsythe, by Warranty Deed recorded April 24, 1997, of record at Book 10427, pages 804-806, in the Register's Office for Davidson County, Tennessee.

Darrell Johnson has departed this life leaving his spouse, Cary Johnson, as the sole owner of the property described herein.

This is improved property known as ***3114 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