Karen Johnson
Batch # 1129374
05/01/2024 08:09:01 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240501-0031568

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of April, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/19/27
(AFFIX SEAL)

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Paul Johnson and wife, Laura Kay Tuggle Johnson	New Owner	087 00 0 168.00
(NAME)	(NAME)	
2233 Seven Points Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Steven Paul Johnson, ("Grantor")**, does hereby release, quit claim and convey unto **Steven Paul Johnson and wife, Laura Kay Tuggle Johnson, ("Grantees")**, all of Grantor's interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being more particularly described as follows: Being part of Lot No. 8 on the Plan of Moses T. Brooks, deceased, as of record in Minute Book "H", Page 690, of the County Court for said county, described as follows: Beginning at a point on the West margin of New Hope Road, being the southeast comer of a tract conveyed to Thelma R. Zanetis, of record in Book 5408, Page 534, Register's Office for said County, said point also being the northeast corner of the tract being conveyed herein; thence North 84 degrees *55* minutes 43 seconds West 225 feet to a point; thence South 4 degrees 58 minutes 13 seconds West 114.67 feet to a point; thence South 84 degrees 55 minutes 43 seconds East 220 feet to a point; thence with a curve to the left 25 feet to a point on the margin of New Hope Road; thence with the margin of said road, North *5* degrees 14 minutes *56* seconds East 90 feet to the point of beginning.

Being the same property inherited by Steven Paul Johnson under the Last Will and Testament of his mother, Virginia Jones, dated February 27, 2012, which such Will was entered into probate for muniment of title by

the Seventh Circuit Court for Davidson County (Probate Division) Court, on the 4th day of November, 2022, in Docket Number 22P1645, of record in Instrument Number 20221115-0121577, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous deed of record.

This is improved property known as 6206 N. New Hope Road, Hermitage, TN 37076.

WITNESS MY HAND this 24th day of April, 2024.

Steven Paul Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24 day of April, 2024, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Steven Paul Johnson**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Notary Public

Commission expires: 4/19/27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON