Karen Johnson Davidson County
Batch# 1155782 DEEDQC
07/09/2024 02:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240709-0051441

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Arlene V Johnson

Arlene Vadnais Johnson, Affiant

Subscribed and sworn to before me, this 8th day of July, 2024.

Notary Public
My Commission Expires: 01-11-26

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Arlene Vadnais Johnson, Trustee 108 West End Close Nashville, Tennessee 37205	SAME	105 01 0 197.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Arlene Vadnais Johnson**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby

remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Arlene Vadnais Johnson, Trustee of the Arlene Vadnais Johnson Living Trust, established by the Revocable Trust Agreement of Arlene Vadnais Johnson dated July 8, 2024**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 8th day of July, 2024.

Arlene V Johnson

Arlene Vadnais Johnson

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 Arlene Vadnais Johnson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 8th day of July, 2024.

My Commission Expires: _____

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

_____
Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the Easterly 35 feet, more or less, of Lot No. 76 of Boyd's Addition, said part of said lot fronts 35 feet on the South side of Tremont Avenue and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Arlene V. Johnson, unmarried, by deed from David T. Johnson, unmarried, and Arlene V. Johnson, unmarried, of record as Instrument No. 20190408-0031546, Register's Office for Davidson County, Tennessee.

Arlene Vadnais Johnson and Arlene V. Johnson are one and the same person.

This is improved property known as 1403 Tremont Avenue, Nashville, Tennessee 37212.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/8/24.

7/9/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of July, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

