Karen Johnson Davidson County
Batch# 1173391 DEEDQC
08/23/2024 08:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240823-0064811

Record and Return Mail To:
This Instrument Prepared By.
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Joel Seth Johnson and Lauren Quick Johnson, Co-Trustees Johnson Family Revocable Living Trust 503 Gardenshire Court Franklin, TN 37069	New Owner	105160B32800CO

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, **Joel Seth Johnson**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Joel Seth Johnson and Lauren Quick Johnson, Co-Trustees, Johnson Family Revocable Living Trust Agreement dated August 22, 2024** ("Grantees"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 328, Building No. B2, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, and First Amendment in Instrument No. 20150211-0012545, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment of the Declarations of record under Instrument No. 20150211-0012545, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to **Joel Seth Johnson, a single man**, by Warranty Deed dated April 3, 2015, from **Park at Melrose Heights, LLC, a Tennessee limited liability company**, recorded in Instrument No. 20150407-0030191, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **2197 Nolensville Pike, #328, Nashville, TN 37211.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 22nd day of August 2024.

Joel Seth 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 **Joel Seth Johnson**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of August 2024.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 22nd day of August 2024.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/2027

Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 22, 2024.

Affiant Signature

August 22, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22nd day of August 2024.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

