Karen Johnson Davidson County
Batch# 1179193 DEEDQC
09/09/2024 11:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240909-0069217

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is **$0**.

Affiant

TRENT LINVILLE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Sworn to and subscribed before me this 27th day of August, 2024.

Notary Public
My Commission Expires: 5/21/25

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 27th day of August, 2024, among:

VICKI L. JOHNSON, A UNMARRIED WOMAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

VICKI LYNN JOHNSON, TRUSTEE OF THE JOHNSON LIVING TRUST DATED MARCH 3, 2021,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Being Lot No. 121, as shown on the map entitled Final Plat Southpoint SP, Phase 3, of record in Instrument No. 20220926-0106612, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Vicki L. Johnson, a unmarried woman, by Special Warranty Deed from CENTURY COMMUNITIES OF TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY dated February 28, 2024, and recorded March 13, 2024, in Reference No. 20240313-0017320, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 726 Fordham Drive, Brentwood, TN 37027.

THIS DEED has been prepared solely upon information furnished by **Vicki L. Johnson.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

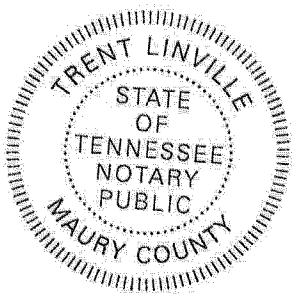
VICKI L. JOHNSON

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Vicki L. Johnson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2024.

Trent Linville, Notary Public
My Commission Expires: 5/21/25



Owner Name & Property Address:

Vicki Lynn Johnson, Trustee
Johnson Living Trust dated March 3, 2021
726 Fordham Drive
Brentwood, TN 37027

Responsible Party For Taxes:

Vicki Lynn Johnson, Trustee
Johnson Living Trust dated March 3, 2021
726 Fordham Drive
Brentwood, TN 37027

Tax Map and Parcel: 181-15-OA-121.0000

Certificate of Authenticity

I, Trent Linville, 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 August 27, 2024.

Date

T Linville

Affiant Signature

8/27/24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 27th day of August, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

