Karen Johnson Davidson County
Batch# 1187018 DEEDQC
09/26/2024 03:26:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240926-0074810

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel**
Michael Parr Merriman, Trustee 700 S Santa Fe Ave. FL 2 Los Angeles, CA 90021	Same	072 07 0 380.00

Quitclaim Deed to Trustee

Grantor: Samuel T. Johnson and Lindsay Marias, husband and wife
Grantee: Michael Parr Merriman, Trustee of the Heavenly Daze Trust, dated April 21, 2022, and any amendments thereto

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 38 and The Southerly 10.25 feet of Lot 55, Inglewood Place of record in Plat at Instrument No. 20130826-0089554, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel T. Johnson and Lindsay Marias, husband and wife by deed from Copeland Isaacson and Amy Lee Isaacson, of record in Record Instrument No. 201610060105619, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.
- Plan of record as Instrument No. 20130826-0089554, Register's Office of Davidson County.
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4269, Page 49 and Book 4292, Page 51, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property, known as: 1137 B Kirkland Ave., Nashville, TN 37216.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Samuel T. Johnson, Grantor

Lindsay Marias, Grantor

State of California
County of Los Angeles

On 9-10-, 2024, personally appeared before me, Samuel T. Johnson, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public

My commission expires: 03-05-2027

J. R. ATLAS
Notary Public - California
Los Angeles County
Commission # 2437612
My Comm. Expires Mar 5, 2027

State of California
County of Los Angeles

On 9-10-, 2024, personally appeared before me, Lindsay Marias, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public

My commission expires: 03-05-2027

J. R. ATLAS
Notary Public - California
Los Angeles County
Commission # 2437612
My Comm. Expires Mar 5, 2027

* *

State of _____
County of _____

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

_____
Michael Parr Merriman, Trustee
Grantee

Sworn to and subscribed before me on _____, 2024.

_____
Notary Public

My commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 9-10-2024 before me, J. R. Atlas, Notary Public
(insert name and title of the officer)

personally appeared Samuel T. Johnson and Lindsay Marias,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

J. R. ATLAS
Notary Public - California
Los Angeles County
Commission # 2437612
My Comm. Expires Mar 5, 2027

Signature _____ (Seal)

Clear Form Print Form

State of_____
County of_____

On _____, 2024, personally appeared before me, Samuel T. Johnson, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

_____
Notary Public

My commission expires:_____

State of_____
County of_____

On _____, 2024, personally appeared before me, Lindsay Marias, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

_____
Notary Public

My commission expires: _____

* *

State of _____
County of _____

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

_____
Michael Parr Merriman, Trustee
Grantee

SEE ATTACHED
K.S
9-16-2024

Sworn to and subscribed before me on _____, 2024.

_____
Notary Public

My commission expires: _____

CALIFORNIA
JURAT CERTIFICATE

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 16 day of September, 2024, by Michael Parr Merriman,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS MY HAND AND OFFICIAL SEAL.

KHALID OUDAH SHAHWAN
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMMISSION # 2350307
MY COMM. EXPIRES MARCH 5, 2025

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Signature of Notary Public

(Notary Seal)

OPTIONAL INFORMATION

The jurat contained within this document is in accordance with California law. Any affidavit subscribed and sworn to before a notary shall use the preceding wording or substantially similar wording pursuant to Civil Code sections 1189 and 8202. A jurat certificate cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. The seal and signature cannot be affixed to a document without the correct notarial wording. As an additional option an affiant can produce an affidavit on the same document as the notarial certificate wording to eliminate the use of additional documentation.

DESCRIPTION OF ATTACHED DOCUMENT

Quitclaim Deed of Trust
(Title of document)

Number of Pages _____ (Including jurat)

Document Date _____

(Additional Information)

CAPACITY CLAIMED BY THE SIGNER

- [x] Individual
- [ ] Corporate Officer
- [ ] Partner
- [ ] Attorney-In-Fact
- [ ] Trustee
- [ ] Other: _____

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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 September 6th and September 16, 2024.

Chelle Guidry
Signature

September 26, 2024
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on September 26, 2024.

Pati K. Bedwell
Notary's Signature
My Commission Expires: 4/26/2027

