Karen Johnson Davidson County
Batch # 1228830 DEEDQC
01/22/2025 01:36:17 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250122-0005023

This Instrument Prepared By: David Johanson at 4414 Hector Ct Apt 8, Orlando, Florida 32822

Quitclaim Deed

KNOW ALL PERSONS BY THESE PRESENTS THAT:

David Johanson, not married, of Orlando, FL, USA, (the "Grantor"), for and in consideration of 10.00 Dollars , does hereby sell, remise, release, and convey, as well as quitclaims, unto Angel Johanson and Stephen Nesbitt as trustees of The David Alan Johanson Revocable Living Trust, dated January 17, 2025, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

3005 Chelsea Way, Antioch, TN 37013.

Being all or part of the same property described in the County Register's Deed book 8843, Page 310.

IN WITNESS WHEREOF the Grantor has executed this instrument this 17th day of January, 2025.

Signed in the presence of:

Witness signature

Witness name

David Johanson

Grantor Acknowledgement

STATE OF FLORIDA

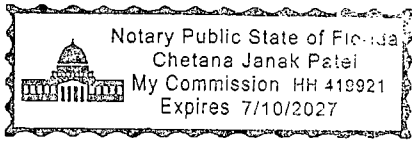
COUNTY OF Orange

Before me, Chetana Patel a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared David Johanson, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 17th day of January, 2025.

CJPatel

Notary Public, the State of Florida



County of Orange

My commission expires: 7/10/2027

Register's Fee $ _____

Mail Tax Notice to: David Johanson, 4414 Hector Ct Apt 8, Orlando, Florida 32822
Parcel Number: 150 03 0 244.00

26B

BOOK 8843 PAGE 310

CASH DEED FOR TENNESSEE
3005 Chelsea Way
Antioch, TN 37013

OLD FHA # 483-130957-703

This instrument was prepared by the Department of Housing and Urban Development.

THIS INDENTURE, made and entered into this 14th day of January, 1993, by and between Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and David Johanson, his successors and assigns, party(ies) of the second part.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party(ies) of the second part, the following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 81-A, on the Plan of Chelsea of Priest Lake, Section 2-A, of record in Book 6250, Page 423, as amended on the Plan of Zone Lot Division, Lot 81, Chelsea of Priest Lake, Section 2-A and Lot 92, Chelsea of Priest Lake, Section 2-B, of record in Book 6250, Page 944, Register's Office for Davidson County, Tennessee.

Said Lot No. 81-A fronts 62.58 feet on the northerly margin of Chelsea Way and extends back 82.72 feet on the northwesterly line and 109.56 feet on the southeasterly line to a diagonal line in the rear measuring 52.67 feet thereon.

BEING the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667), by Deed dated June 9, 1992, and recorded in Book 8691, page 647 Office of the Register, County of Davidson, State of Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, his heirs and assigns in fee simple forever.

SAID CONVEYANCE IS made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show.

AND THE SAID party of the first part does hereby covenant with the said party(ies) of the second part that he/she is lawfully seized in fee of the aforedescribed real estate that he/she has as a good right to sell and convey the same; that the title and quiet possession thereto he/she will warrant and

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.00 .

Affiant

Subscribed and sworn before me, this 22 day of January, 2025.

Notary

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY