Karen Johnson
Batch # 1228830
01/22/2025 01:36:17 PM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
6 pgs
20250122-0005024

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:

3509 Gondola Dr, Antioch, TN 37013.

Being all or part of the same property described in the County Register's Deed book 6250, Page 423.

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

Signed in the presence of:

Briana Beauchamp
Witness signature

David Johanson
David Johanson

Briana Beauchamp
Witness name

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**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

Notary Public State of Florida
Chetana Janak Patel
My Commission HH 419921
Expires 7/10/2027

County of Orange

My commission expires: 7/10/2027

Prepared from information furnished by the parties

# WARRANTY DEED

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~5th day of January, 2009~~ 31st December 2008

Notary Public:

MY COMMISSION EXPIRES: 3/31/2011
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| David Johanson | NEW OWNER | Parcel ID: |
| 3514 Gondola Drive | | 15003023400 |
| Antioch, TN 37013 | | |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Thomas McKinney, Trustee of the Thomas McKinney Revocable Trust dated April 24, 1995**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**David Johanson, unmarried**

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 112-A, Zone Lot Division, Lots Nos. 109-114, Chelsea of Priest Lake, of record in Plat Book 6900, Page 142, amending Section 2-A in Plat Book 6250, Page 423, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thomas McKinney, Trustee of the Thomas McKinney Revocable Trust dated April 24, 1995, by Quitclaim Deed from Chelsea Properties of Priest Lake, LLC, of record in Instrument 20081230-0123322, Register's Office for said County.
See also deed of record in Instrument 20040224-0021015, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 3509 Gondola Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of January, 2009.

The Thomas McKinney Revocable Trust dated
April 24, 1995

By: Thomas McKinney, Trustee

Davidson County DEEDWARR
Recvd: 01/06/09 11:09 2 pgs
Fees:13.00 Taxes:229.40
[redacted]
20090106-0001167

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

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Register's Fee $ _____

Mail Tax Notice to: David Johanson, 4414 Hector Ct Apt 8, Orlando, Florida 32822
Parcel Number: 150 03 0 234.00