Karen Johnson Davidson County
Batch # 1228830 DEEDQC
01/22/2025 01:36:17 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250122-0005026

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:

3565 Gondola Dr, Antioch, TN 37013.

Being all or part of the same property described in the County Register's Deed book 6250, Page 365.

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

Briana Beauchamp
Witness name

Grantor Acknowledgement

STATE OF FLORIDA

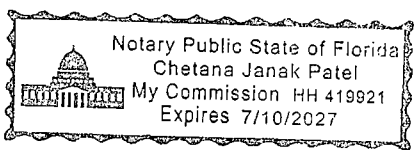
COUNTY OF Orange

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.

C Patel

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: 136 15 0 079.00

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 STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY

WARRANTY DEED

BOX 50-B

PREPARED BY RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Johanson	Countrywide Home Loans, Inc.	136-15-79
(NAME)	(NAME)	
3565 Gondola Drive	1520 Memorial Blvd Ste. 104	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/27/02 10:38 2pgs
Fees:13.00 Taxes:383.03
[redacted]
20021127-0147191

FOR AND 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, Katherine Denise Burton and husband Richard Lum Burton, HEREINAFTER CALLED THE GRANTORS, HAVE 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:

Land in Davidson County, Tennessee, being Lot No. 67-A on the Plan of Chelsea of Priest Lake, Lots 64-68, Section I-B, of record in Plat Book 6250, Page 365, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description. Said lot No. 67-A fronts 50.70 feet on the northerly margin of Gondola Drive and extends back 140 feet on the westerly line of 150.67 feet on the easterly line to a dead line in the rear measuring 27.97 feet thereon.

Being the same property conveyed to Katherine Denise Burton and husband Richard Lum Burton, by deed of record in Book 8437, Page 85, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Katherine Denise Burton and Richard Lum Burton by Sharon Benson as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. ✱, in the Register's Office for Davidson County, Tennessee.

✱20021127014719O

unimproved ☐
This is improved ☒ property, known as 3565 Gondola Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.