Karen Johnson
Batch # 1228830
01/22/2025 01:36:17 PM
Fees: $32.00 Taxes: $0.00
Davidson County
DEEDQC
6 pgs
20250122-0005027

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:

3701 Folkstone Dr, Antioch, TN 37013.

Being all or part of the same property described in the County Register's Deed book 6250, Page 35.

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

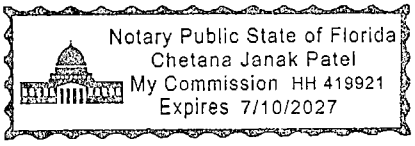
COUNTY OF Orange

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.

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 16 0 008.00

Davidson County DEEDMRR
Recvd: 06/19/03 09:31 2pgs
Fees:13.00 Taxes:304.51
[redacted]
20030619-0084720

Warranty Deed

THIS INDENTURE, made and entered into this 30th day of April 2003

by and between Jason Vettorel

of the first part, and David A. Johanson, unmarried

, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party/parties of the first part has/have bargained and sold and does/do hereby bargain, sell, convey and confirm unto the said party/parties of the second part the following described real estate, situated and being in Antioch County of Davidson State of TN

Land situated in Davidson County, Tennessee to wit:

Land in Davidson County, Tennessee, being Lot No. 32A Zone Lot Division of Chelsea of Priest Lake, Section 1-A Lots 32-36 of record in Book 6250, Page 35, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southerly margin of Folkstone Drive, said point being the common corner of Lots 32A and 32B; thence with said margin in an Easterly direction 34.00 feet to a concrete monument and the beginning of a curve; thence around said curve in a Southeasterly direction 39.27 feet to a concrete monument; thence with the common boundary of Lot 32A and a reserved parcel in a Southerly direction 105 feet to the common corner of Lot 32A and a reserved parcel; thence in a Westerly direction 61.15 feet to the common corner of Lots 32A and 32B; thence with the common boundary of Lots 32A and 32B; in a Northerly direction 134.32 feet to the point of beginning.

The aforedescribed real property is not the homestead of the said Jason Vettorel.

Being the same property conveyed to Jason Vettorel, herein by Cash Deed dated March 6, 2003, filed for record April 2, 2003 at Instrument No. 20030402-0043586, in the Register's Office of Davidson County, Tennessee.

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

And the said party/parties of the first part does/do hereby covenant with the said party/parties of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except for year 2003 Davidson County real property taxes, being liens not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 6250, Page 35, and Restrictions of record in Book 6213, Page 806, all being of record in said Register's Office.

and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged.

WITNESS the signature (s) of the said party/parties of the first part the day and year first above written.

Jason Vettorel

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.

David D Johnson
Affiant

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

Notary

LYNNETTE LAWHON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY