QUITCLAIM DEED

Karen Johnson
Batch # 1243099
03/05/2025 11 37 28 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250305-0016575

upon
, and

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10 00

Frederick R Johnson
Affiant

Subscribed and sworn to me on March 4th 2025

NOTARY PUBLIC

My Commission Expires 9/8/25

BROOKE SOTO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO·	MAP – PARCEL #
Frederick R Johnson & George E Biles 408 Blackman Rd Nashville, TN 37211	Same as New Owner	146 08 0 017 00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Frederick R Johnson, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Frederick R Johnson and George E Biles, joint tenants with rights of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Elysian Meadows Addition – Section One, as of record in Book 2854, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description
>
> Being the same property conveyed to Frederick R Johnson, unmarried, by Warranty Deed from Joe E Harris and wife, Alene G Harris, dated June 24th, 1986, or record in Book 6906, page 931, Register's Office for Davidson County, Tennessee
>
> This is improved property, known as 408 Blackman Rd , Nashville, TN 37211

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

WITNESS my hand on March 4th, 2025

Frederick R. Johnson

Frederick R. Johnson

STATE OF TN

COUNTY OF Davidson

On March 4th, 2025, before me personally appeared **Frederick R. Johnson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal on 4th March, 2025

NOTARY PUBLIC

My Commission Expires 9/8/25

BROCKE SORO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-025