Karen Johnson Davidson County
Batch# 1246062 DEEDQC
03/14/2025 08:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250314-0018675

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Betra Johnson Betra Z. Johnson, Affiant Subscribed and sworn to before me, this 19th day of July, 2024. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Betra Z. Johnson, Trustee 4400 Wyoming Avenue Nashville, TN 37209	SAME	103 04 0 058.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Betra Z. Johnson**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby

remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Betra Z. Johnson, Trustee of the Betra Z. Johnson Living Trust, established by the Revocable Trust Agreement of Betra Z. Johnson dated July 19, 2024,** as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 19th day of July, 2024.

Betra Johnson

Betra Z. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betra Z. Johnson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 19th day of July, 2024.

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires: _____

Alice M. Bohannon

Notary Public

202503140018675

EXHIBIT A

Legal Description

Land lying in Davison County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 301 of Block No. 17 on the Plan of Charlotte Park Company's First Addition to West Nashville, as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 301 fronts 50 feet on the northerly side of Wyoming, formerly Sixth Avenue, and runs back between parallel lines with the westerly margin of 44th Avenue North, formerly Third Street, 150 feet to an alley.

Being the same property conveyed to Betra Z. Johnson by Deed from Betra Z. Johnson, Administrator, C.T.A. of the Estate of Michael O. Johnson, Case No. 16P-917 in the Seventh Circuit for Davidson County, Tennessee (Probate Division) of record in Instrument No. 20161207-0128448, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4400 Wyoming Avenue, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/19/24.

3/12/25
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of March, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

