Karen Johnson
Batch # 1249312
03/24/2025 08 23 44 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250324-0021586

QUITCLAIM DEED

FROM: Jimmie L. Johnson, Trustee
Mia Frails Johnson, Trustee

TO: Mia Frails Johnson

This instrument prepared by:
L.R. DeMarco
Attorney at Law
107 Music City Circle, Suite 200
Nashville, TN 37214
(615) 256-6681
LRDeMarco Attorney@gmail.com

Address of New Owner(s)	Send Tax Bills To:	Map-Parcel Numbers.
Mia Frails Johnson 7409 Lords Chapel Drive Nashville, TN 37211	Same	172-12-0d-048-00-CO

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree in that certain case styled Mia D. Frails Johnson v. Jimmie Lee Johnson, Jr. Docket No.: 2024-DC-765, Circuit Court for Wilson County, Tennessee, and that there was no other consideration given for the transfer

AFFIANT

SWORN to and subscribed before me this 19 day of March, 2025.

EVAN LEGERTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/04/2027

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and .00/100 ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in accordance with the terms and conditions of the Divorce Decree in that certain case styled Mia D. Frails Johnson v. Jimmie Lee Johnson, Jr. Docket No. 2024-DC-765 Circuit Court for Wilson County, Tennessee, Jimmie L. Johnson and Mia Frails Johnson, Trustees of the Johnson Revocable Trust, have bargained and sold, and by these presents, do transfer, quitclaim, and convey unto the said Mia Frails Johnson, as grantee, her heirs, successors, and assigns, all of their right, title, and interest in and to that 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. 488, as shown on the Final Plat of The Town Center Homes at Lenox Village, Section 2, of record in Instrument No. 20050322-0031182 the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Jimmie L. Johnson and Mia Frails Johnson, Trustees of the Johnson Revocable Trust, dated May 12, 2017, and any amendments thereto, by Warranty Deed from Jimmie Johnson, Jr and Mia Frails Johnson, a married couple, of record in Instrument No. 20170613-0058943, Register's Office for Davidson County, Tennessee.

Mia D. Frails Johnson, Mia Frails Johnson, and Mia Frails, are one and the same person. Jimmie Lee Johnson, Jr, Jimmie Lee Johnson, and Jimmie L. Johnson are one and the same person.

This conveyance of the above-described parcel of land is subject to the following:

1. Matters shown on plan of record as Instrument No. 20050322-0031182 and as Exhibit B1 of Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee; and
2. Master Deed Restrictions of record as Instrument No. 20020315-0032825, in said Register's Office; and
3. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20050324-0032209, in said Register's Office; and
4 Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as

Instrument No. 20031212-017842, Register's Office for Davidson County, Tennessee, and made applicable to the subject property by Instrument No. 20050324-0032209, in said Register's Office; and

5. Charger of Lenox Village Town Center Association, Inc , of record as Instrument No. 20031016-0153550, in said Register's Office; and
6. Stormwater Detention Agreement of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, in said Register's Office; and
7. Easements for sanitary sewers and/or storm drainage of record as Instrument No. 20040310-0027422, in said Register's Office; and
8. Easements for sanitary sewers and/or storm drainage of record as Instrument No. 20030923-0140666, in said Register's Office; and
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to the property.

The legal description is taken from the prior deed of record.

This is improved property located at 7409 Lords Chapel Drive, Nashville, Tennessee 37211.

WITNESS my hand this 18th day of March, 2025.

x _____
JIMMIE LEE JOHNSON,
TRUSTEE OF JOHNSON REVOCABLE TRUST

_____
MIA FRAILS JOHNSON,
TRUSTEE OF JOHNSON REVOCABLE TRUST

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public of said County and State, JIMMIE LEE JOHNSON, TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of March, 2025.

RACHEL K. WILKIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

Rachel K. Wilkie
NOTARY PUBLIC

My Commission Expires: 1/24/2028

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, MIA FRAILS JOHNSON, TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of March, 2025.

EVAN LEGERTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/04/2027 DAVIDSON COUNTY

Evan Legerton
NOTARY PUBLIC

My Commission Expires: 10/04/2027

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed, and the preparer of this instrument shall not be held responsible for any matter that could have been resolved by a title examination, survey, or settlement.