Karen Johnson
Batch # 1282046
06/06/2025 12 12 23 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250606-0044719

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Ben A. Burns and Lori Brothers Johnson, Trustee 3311 Gallatin Pike Nashville, TN 37216	Same	072 02 0 058 00

This instrument prepared by: Holland & Knight LLP, Amelia White, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

JASON WELCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

Subscribed and sworn to before me, this the 6 day of June, 2025.

NOTARY PUBLIC
My Commission Expires 1/4/2027

FOR AND IN CONSIDERATION of Ten Dollars ($10 00), and other good and valuable consideration, **RICHARD A. JOHNSON** ("Grantor") does hereby quitclaim and convey unto **LORI BROTHERS JOHNSON, AS TRUSTEE OF THE 2025 JOHNSON GALLATIN IRREVOCABLE TRUST U/A/D MARCH 28, 2025** ("Grantee"), her successors and assigns, all of his fifty percent (50%) interest in and to the following described land in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No 1 on the Final Plat of Johnson & Burns Subdivision of record as Instrument No. 20031229-0183188, Register's Office for said County.

Being the same property conveyed to Richard A. Johnson and Ben A. Burns by deed from Aaron T. Walker and wife, Robin M. Walter of record in Book 11379, page 749, said Register's Office, and conveyed to Ben A. Burns and Richard A. Johnson by deed from Nancy Krech and Charles W. Krech, III, by deed in Instrument No. 20010614-0063068, as corrected by Deed of Correction in Instrument No. 20021029-0132390, said Register's Office

This is improved property known as 3311 Gallatin Pike, Nashville, Tennessee 37216.

IN WITNESS WHEREOF, Grantor has executed this instrument this the 6 day of June, 2025.

GRANTOR:

Richard A. 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 Richard A. Johnson, the bargainor, 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 and seal, at office in Nashville, Tennessee, this the 6 day of June, 2025.

NOTARY PUBLIC

My Commission Expires: 1/4/2027

JASON WELCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027