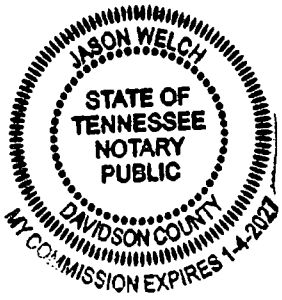
Karen Johnson Davidson County
Batch # 1283748 DEEDQC
06/10/2025 09:59:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250610-0045462

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Matthew Brothers Johnson, Trustee of the Lori Brothers Johnson 2025 Clarksville Irrevocable Trust 4504 Everett Drive Nashville, TN 37215	Same	Map 69-16 Parcel 17

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, Trustee

Subscribed and sworn to before me, this the 10 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 ALLEN JOHNSON, TRUSTEE OF THE JOHNSON IRREVOCABLE MARITAL TRUST DATED DECEMBER 30, 1999** ("Grantor"), by these presents does hereby quitclaim and convey all of his right, title and interest to **MATTHEW BROTHERS JOHNSON, TRUSTEE OF THE LORI BROTHERS JOHNSON 2025 CLARKSVILLE IRREVOCABLE TRUST U/A/D MARCH 28, 2025** ("Grantee"), his successors and assigns, in and to the following described land in Davidson County, Tennessee:

Land in the Village of Bordeaux in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning on the southwesterly margin of New Highway No. 112 at the northwest corner of the property conveyed to Virgil McCool and wife, by deed from J.W. Coleman and wife, of record in Book 1306, page 608, Register's Office for said County; thence with McCool's west line southwestwardly 149.95 feet, more or less, to McCool's southwest corner; thence northwestwardly

102.08 feet, more or less, to the southeasterly margin of Ashton Avenue; thence with said Avenue northeastwardly 139.5 feet, more or less, to the southwesterly margin of Highway No. 112; thence with said Highway southeastwardly 106.72 feet, more or less, to the point of beginning.

Being the same property conveyed to Johnson Irrevocable Marital Trust dated December 30, 1999 by Quitclaim Deed from Johnson Real Estate, LLC, of record in Instrument No. 20110208-0011199, Register's Office for Davidson County, Tennessee.

This is improved property known as 3411 Clarksville Pike, Nashville, Tennessee 37218.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10 day of June, 2025.

Richard Allen Johnson, Trustee of the Johnson Irrevocable Marital Trust dated December 30, 1999

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 Allen Johnson, Trustee of the Johnson Irrevocable Marital Trust dated December 30, 1999, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10 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

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