Karen Johnson Davidson County
Batch # 1300700 DEEDQC
07/22/2025 01:26:34 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250722-0057825

This instrument prepared by:
Kandie Jean Johnston
7164 Douglas Rd
Joelton, TN 37080

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 18th day of July 2025, by the grantor,
Kandie Jean Brothers
7164 Douglas Rd
Joelton, TN 37080
Davidson County

To the Grantees,
Phillip Ray Johnston & Kandie Jean Johnston
7164 Douglas Rd
Joelton, TN 37080
Davidson County

WITNESSETH, That the said Grantor, for $0.00
Zero Dollars and Zero Cents
The receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in Davidson County, State of Tennessee, legally described as:
LAND in Davidson County, Tennessee, being Lot No. 26 on the Division of the Bidwell Property, in the 14th Civil District described according to a Plat made by Hickerson & Hickerson, dated May 31, 1965 as follows:

BEGINNING at a point in the easterly margin of Douglas Road, at the corner of Lots Nos. 26 and 27; thence with the margin of said Road, northwardly 159 feet to the common corner of Lots Nos. 25 and 26; thence with the line between said Lots, South 83 deg. 32 min. East 805 feet to a point in the northwesterly line of Lot No 11 on said plan; thence with the line between Lots 26 and 11 and Lot 10, South 45 deg. 05 min. West 235 feet to the common rear corner of Lots 26 and 27; thence with the line between said lots, North 83 deg. West 710 feet to the beginning.

Prior Deed Reference: 20190225-0017090
MAP and PARCEL: 014/66/14D-38580 Davidson County

Commonly known as : 7164 Douglas Rd, Joelton, Tennessee 37080
Parcel Identification: 014 00 0 066.00

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature Kandie Jean Johnston **(formerly known as Kandie Jean Brothers – maiden name. Now known as Kandie Jean Johnston per marriage to Phillip Ray Johnston as of 2/18/2024)**
Print name Kandie Jean Johnston
Capacity Competent Homeowner

Signature Phillip Ray Johnston
Print Name Phillip Ray Johnston
Capacity Competent Homeowner

STATE OF TENNESSEE
COUNTY OF Sumner
On July 18th 2025 **before me,** S Kandie Jean Johnston & Phillip Ray Johnston **personally appeared, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Notary Public Signature Spencer Webb
My commission expires 10-20-26

SPENCER WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(seal)

Oath of Consideration

I, or we, hereby swear or affirm that to the best of affiant's knowledge information, and belief, the actual consideration for this transfer is $0.00

Affiant 1

Kandie Jean Johnston

Affiant 2

State of Tennessee
County of Sumner

Subscribed and sworn before me this the 18th **day of** July, **2025.**

Notary Public

My commission expires: 10-20-26

SPENCER WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(seal)

The following information is not a part of this Deed
Property Address:
7164 Douglas Rd
Joelton, TN 37080
Davidson County

Owner's Name and Address:
Phillip Ray Johnston & Kandie Jean Johnston
7164 Douglas Rd
Joelton, TN 37080
Davidson County

Parcel Number:
014 00 0 066.00
Mail Tax Bills to:
Phillip and Kandie Johnston
7164 Douglas Rd
Joelton, TN 37080