THIS INSTRUMENT WAS PREPARED BY: STEVEN G. WATERS, ESQ. 100 BLUEGRASS COMMONS BLVD, SUITE 110 HENDERSONVILLE, TN 37075 THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.	STATE OF ~~NEVADA~~ Tennessee COUNTY OF Sumner THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-. Deborah Baugh AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF JULY, 2025. NOTARY PUBLIC MY COMMISSION EXPIRES: 4/26/26 ANITA L. PARKER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILL TO	MAP-PARCEL NUMBER(S)
Christy Marie Johnson (NAME)	Christy Marie Johnson (NAME)	Map/Parcel 062 02 0 A 081.00
2722 Riverbend Drive (STREET ADDRESS OR ROUTE NUMBER)	2722 Riverbend Drive (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37214 (CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

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, Randell Johnson, by these presents, does hereby quitclaim and convey unto Christy Marie Johnson, her heirs and assigns, all of his rights, title and interests in and to a certain tract or parcel of land in Davidson County, the State of Tennessee, described as follows, to-wit:

Being Lot No. 65 B on the Plan of River Trace Estates, Phase I, Section I, of record in Book 6250, Page 996 and 997, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.

Being the same property conveyed to Lawrence C. Johnson and wife, Rose M. Johnson by warranty deed from Ken Lokey Homes, Inc. of record in Book 7971, Page 737, Register's Office for Davidson County, Tennessee. The said Lawrence C. Johnson died 09/11/2015, leaving Rose M. Johnson as the surviving tenant by the entirety. The said Rose M. Johnson died intestate on 11/10/2020, leaving Christy Marie Johnson, Yolande Johnson Welch and Randell Johnson as her only heirs at law.

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

This is improved property known 2722 Riverbend Drive, Nashville, TN

Karen Johnson
Batch # 1304021
07/31/2025 09 41 31 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250731-0060506

WITNESS my hand this 21st day of July, 2025.

Randell Johnson

STATE OF NEVADA)
COUNTY OF Washoe)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared, Randell 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 official seal this 21st day of July, 2025

Notary Public

My Commission Expires: 02-01-2029

CHAD SHOFFNER
NOTARY PUBLIC
REG # 21-6787-02
MY COMMISSION EXPIRES
02-01-2029
STATE OF NEVADA