THIS INSTRUMENT WAS PREPARED BY
Lamar Moore, Attorney at Law
102 Hartman Dr, Ste G165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO
YOLANDA JOHNSON REVOCABLE LIVING TRUST
875 W SHARPE AVE
NASHVILLE, TN 37206

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To.	Map & Parcel Number:
Yolanda Johnson Revocable Living Trust 875 W Sharpe Ave Nashville, TN 37206	Same as Grantee	Parcel # 082 04 0 192.00

This Quitclaim Deed (the "Deed") is made effective this 13 day of August, 2025 (the "Effective Date") between Yolanda Renee Johnson (the "Grantors"), and **the Yolanda Johnson Revocable Living Trust dated August 13, 2025, and any amendment thereto, Yolanda Johnson, Trustee, or any successors in interest (the "Grantee")**

WITNESSETH, that the Grantors, for and in consideration of the sum of $10 00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows

Land in Davidson County, Tennessee, being Lot 64 of Thornby Place, as of record in Book 332, Page 3, said Registers' Office. Said Lot No. 64 fronts 50 feet on the North side of Sharpe Avenue and runs back between parallel lines 145 feet to a dead line.

BEING the same property conveyed to PATRICK D. CHARLES, SR., and wife, YOLANDA R. CHARLES by Quitclaim Deed dated January 10, 1994, from LOUISE PLEASANT JOHNSON and recorded in Book 9216, Page 286, said Register's Office.

Being the same property conveyed to Yolanda Johnson in **Deed Book 20050804, at Page 0091936,** Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This property is known as **875 W Sharpe Ave, Nashville, TN 37206.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 20050804, at Page 0091936.**

Witness my hand this 13 day of August, 2025.

Yolanda R. Johnson
Grantor Signature - Yolanda Renee Johnson

Karen Johnson Davidson County
Batch # 1311294 DEEDQC
08/18/2025 10 55 59 AM 1 pg
Fees $12 00 Taxes $0 00

20250818-0065613

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, Yolanda Johnson, known to me to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein Witness my hand and official seal hereto affixed on this 13 day of August, 2025

Notary Public

My Commission Expires 10/28/28

LAMAR MOORE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 13 day of August, 2025.

Notary Public My Commission Expires 10/28/28

LAMAR MOORE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY