Karen Johnson Davidson County
Batch# 1313960 DEEDQC
08/25/2025 11:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250825-0067799

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 25th day of June, 2025. Notary Public My Commission Expires:

Address of New Owner:	Send Tax Bills To:	Map-Parcel numbers:
Jeremy Johnson and Justin Johnson, Trustees 4235 Morriswood Drive Nashville, Tennessee 37204	SAME	132 07 0 030.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Donald LaRue Johnson, Sr. and wife, Angeline Gail Johnson**, hereby remise, release and quitclaim all of their right, title and interest in the tract(s) or parcel(s) of land described on Exhibit A attached hereto to **Jeremy Johnson and Justin Johnson, Trustees of the Johnson Trust dated June 25, 2025**, and to their

successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 25th day of June, 2025.

Donald LaRue Johnson, Sr.

Angeline Gail 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 Donald LaRue Johnson, Sr. and Angeline Gail Johnson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 25th day of June, 2025.

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 23 on the Plan of Southmeade, Section II, and a Revision of Lots 23 and 24, Section I, as of record in Book 2133, page 64, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a power pole in the westerly margin Prescott Road, being the southwest corner of Lot No. 23; thence north 86 degrees 22 minutes west 282.2 feet to a concrete monument at the southwest corner of Lot No. 23 in the line of Lot No. 4; thence north 24 degrees 02 minutes east 90 feet to an iron pin; thence northerly 71.8 feet to an iron pin in the southerly margin of Morriswood Drive; thence with margin of the same, easterly 246.8 feet to a concrete monument at the beginning of a curve; thence around said curve, southeasterly31.4 feet to another concrete monument set in the westerly margin of Prescott Road; thence with the margin of the same, 158 feet to the beginning.

Being the same property conveyed to Donald L. Johnson, Sr. and wife, Angeline Gail Johnson, by deed from Adex Corporation, of record as Book 7300, page 985, Register's Office for Davidson County, Tennessee.

Donald L. Johnson, Sr. and Donald LaRue Johnson, Sr. are one and the same person.

This is improved property known as 4235 Morriswood Drive, Nashville, Tennessee 37204.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 25, 2025.

08/25/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of August, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

