QUITCLAIM DEED	STATE OF _____ COUNTY OF _____ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 _____ Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of _____ 2025. _____ Notary Public COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson
Batch # 1314860
08/26/2025 01 42 38 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250826-0068293

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Bryan Johnson	Bryan Johnson	17 305 0A 203.00
(Name) 1744 Red Jacket Drive	1744 Red Jacket Drive	
(Address) Antioch, TN 37013	Antioch, TN 37013	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Bernardete Johnson, unmarried, hereinafter referred to as Grantor(s), hereby quitclaim to Bryan Johnson, unmarried, his/her/their heirs and assigns forever, all of his/her/their right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee. Being all of Lot No. 203 (Two Hundred Three) on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791 and Amended of record in Instrument Number 20051114-0136938, of the Register's Office, to which plat reference is hereby made for a more complete description of said properly.

Being the same property conveyed to Bryan Johnson and Bernardete Johnson, husband and wife from Ole South Properties, Inc., a Tennessee Corporation by Warranty Deed dated May 26, 2006 and recorded on May 31, 2006, in Instrument No. 20060531-0063654, Register's Office for Davidson County, Tennessee.

Bryan Johnson and Bryan Thomas Johnson are one and the same person.
Bernardete Johnson and Bernardete Wanderley Johnson are one and the same person.

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

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA).

IN WITNESS WHEREOF, the said has hereunto set his/her/their signature, on this, the 24 day of July, 2025.

Bernardete R. Johnson

Bernardete Johnson

City
STATE OF Gothenburg

Country
COUNTY OF Sweden

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Bernardete Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), ~~and who acknowledged that such person executed the within instrument for the purposes therein contained~~.

Witness my hand and official seal, this the 24th day of July, 2025.

Lotta Persson
Notary Public of Göteborg, Sweden

My Commission Expires: 10th day of August 2025

(SEAL)

Exp. No: 237830

NOTARIUS PUBLICUS GOTEBORG

Notarius Publicus i Goteborg
Box 11911
SE-404 39 Goteborg, Sweden
Visitors Drottninggatan 38
Tel +46 (0)31 7991090
E-mail notarius.publicus@lindahl se

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ _____

_____, **Affiant**

Subscribed and sworn before me this the
26 **Day of** August, 2025.

J. Rivera, **Deputy Register**