Karen Johnson Davidson County
Batch # 1320075 DEEDQC
09/09/2025 09 06 30 AM 3 pgs
Fees $17 00 Taxes $0 00
20250909-0071805

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Margreete G. Johnston, Trustee
Margreete G. Johnston Trust
112 Longwood Place
Nashville, TN 37215

Send tax notice to: Margreete G. Johnston, Trustee
Margreete G. Johnston Trust
112 Longwood Place
Nashville, TN 37215

Map and Parcel No. 117 09 0B 007.00

QUITCLAIM DEED
NO CONSIDERATION/NO TITLE SEARCH

Prepared from information supplied by the parties. The preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, I, **Margreete G. Johnston**, unmarried, ("Grantor") this day hereby quitclaims, conveys and transfers unto **Margreete G. Johnston, Trustee of the Margreete G. Johnston Trust** ("Grantee"), a revocable living trust under agreement dated September 4, 2025, Grantor's entire interest in and to the following real property in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of LONGWOOD, of record in Book 5200, page 86, as revised in Book 5419, Page 183, Register's Office for said County.

Said Lot No. 7 fronts 61.57 feet on the Easterly margin of Longwood Place and extends back between lines measuring 70.0 feet on its Southerly line and 70.0 feet on its Northerly line to a line in the rear measuring 61.0 feet thereon.

The legal description is taken from the prior deed of record. This property is commonly known as 112 Longwood Place, Nashville, TN 37215.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann § 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LONGWOOD, as recorded in Plat Book 5200, Page(s) 86 as amended in Book 5419, Page 183.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5344, Page 353; and as amended Bylaws recorded in Instrument No. 20081031-0108920, Instrument No. 20120621-0054661, Instrument No. 20130716-0073196, Instrument No. 20140218-0013710 and Instrument No. 20181128-0115840.

Easement recorded in Book 5980, Page 667 and Book 5980, Page 681.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6925, Page 836.

Charter for Longwood Cooperative Corporation recorded as Book 5662, Page 143.

Being the same property conveyed to Margreete Johnston*, unmarried, from Mary Alicia Hooks, unmarried, of record in Instrument No. 20250709-0053762, Register's Office Davidson County, Tennessee.

*Margreete Johnston and Margreete G. Johnston are one and the same person.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 4th day of September, 2025.

Margreete G. Johnston

Margreete G. Johnston

STATE OF TENNESSEE)
COUNTY OF MAURY)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Margreete G. Johnston** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 06-20-2029

JULIE T. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409, this transfer is exempt from transfer tax as a deed from a transferor to the transferor's or the transferor's spouse's revocable living trust and no oath of value is required in any transaction that is exempt from tax