THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)	Send Tax Bills To	Map-Parcel No.
Ethan Johnson, Trustee 2601 Thornton Grove Blvd Nashville, TN 37207	Same	050 02 0C 064.00

Quitclaim Deed to Trustee

Grantor: Bradley A. Johnson and Marlene C. Johnson, Husband and Wife
Grantee: Ethan Johnson, Trustee of the Irrevocable Trust of Bradley A. Johnson and Marlene C. Johnson, dated September 23, 2025

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Final Plat, Thornton Grove PUD, Phase 1B & 1C, of record in Instrument No. 20200828-0097695, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bradley A. Johnson and Marlene C. Johnson, Husband and Wife, by deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument Number 20210708-0091872, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2601 Thornton Grove Blvd., Nashville, TN 37207.

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Bradley A. Johnson, Grantor

Marlene C. Johnson, Grantor

Karen Johnson Davidson County
Batch# 1325857 DEEDQC
09/23/2025 01:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250923-0075940

State of Tennessee
County of Sumner

On September 23, 2025, before me personally appeared Bradley A. Johnson, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 04/26/27

JOSHUA R. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On September 23, 2025, before me personally appeared Marlene C. Johnson, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 04/26/27

JOSHUA R. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Ethan Johnson, Trustee
Grantee

Sworn to and subscribed before me on September 23, 2025.

Notary Public
My commission expires: 04/26/27

JOSHUA R. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Sarah Marlett, do hereby make oath that I am 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 September 23, 2025.

Sarah Marlett

Signature

9/23/25

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on September 23, 2025.

Samuel Cox

Notary's Signature

My Commission Expires: 8-1-2028

SAMUEL COX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY