Karen Johnson Davidson County
Batch# 1330319 DEEDQC
10/03/2025 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251003-0079201

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF October, 20 25

Notary Public

MY COMMISSION EXPIRES: 11-08-2028

(AFFIX SEAL)

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

WG-QCD-25-641

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wendall D Johnson and Dashon D Sanders	**Same as new owner**	
(NAME)	(NAME)	**063 00 0 118.00**
641 Hidden Acres Drive,		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WENDALL D JOHNSON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WENDALL D JOHNSON AND DASHON D SANDERS AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows; to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Neeley's Bend Acres, Section One, of record in Plat Book 4175, Page 140 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 133.50 feet on the northerly side of Hidden Acres Drive and extends back between parallel lines, 328.80 feet to a line in the rear.

Being the same property conveyed to Dorothy J. Nichols, an unmarried woman, by Warranty Deed from Abner Fuentes and Amber C. Fuentes, husband and wife, dated December 10, 2021, and recorded on December 13, 2021 in Instrument No. 20211213-0164554, Register's Office for Davidson County, Tennessee.

Dorothy J. Nichols died testate in Davidson County, Tennessee on November 8, 2024, leaving a last will and testament probated by the Probate Court for Davidson County, Tennessee, Case No. 25-P-203, wherein said property was specifically devised to Wendall D. Johnson in Item IV thereof J. Stephen Brown was appointed by said Court as the acting Executor for said estate.

Further being the same property conveyed to Wendall D. Johnson from the Estate of Dorothy J. Nichols by Quitclaim Deed of record in Instrument Number 20250912-0073058 in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **641 Hidden Acres Drive, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 3 day of October, 2025.

Wendall D. Johnson
Wendall D Johnson

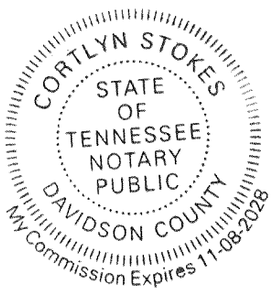
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDALL D 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 he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 3 day of October, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212



I, **Gabriel R. Lutz**, 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 **10/03/2025** (date of document).

Affiant Signature

Date **10/03/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **03** day of **October**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027