THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
102 Hartman Dr, Ste G185
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
Rosemary Johnson Revocable Living Trust
3259 Vailview Dr
Nashville, TN 37207

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To:	Map & Parcel Number:
Rosemary Johnson Revocable Living Trust 3259 Vailview Dr Nashville, TN 37207	Same as Grantee	Parcel #: 050 15 0 134.00

This Quitclaim Deed (the "Deed") is made effective this 19 day of November, 2025 (the "Effective Date") between James H. Johnson (deceased) and wife, Rosemary Johnson, surviving spouse (the "Grantors"), and **the Rosemary Johnson Revocable Living Trust dated November 19, 2025, and any amendment thereto, Rosemary Johnson, Trustee, or any successors in interest (the "Grantee")**

WITNESSETH, that the Grantors, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 532 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, page 31, said Register's Office, described as follows:

Said Lot No. 532 fronts 77.9 feet on the northwesterly side of Vailview Drive and extends back 152.5 feet on the northeasterly line and 168.0 feet on the southwesterly line to a dead line in the rear measuring 70.6 feet thereon.

Being the same property conveyed to Stephen F. Bell and wife, Deborah E. Bell by deed from Waymond L. Odom and Debra Y. Odom, his wife of record in Book 6918, page 927, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James H. Johnson and wife, Rosemary Johnson by warranty deed in Deed Book 00007596, at Page 0000129, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This property is known as **3259 Vailview Dr, Nashville, TN 37207.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 00007596, at Page 0000129.**

Witness my hand this 19 day of November, 2025.

Grantor Signature / Surviving Spouse - Rosemary Johnson

Karen Johnson Davidson County
Batch# 1348186 DEEDQC
11/20/2025 09:54:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251120-0092574

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, Rosemary Johnson, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 19 day of November, 2025.

Notary Public:

My Commission Expires: 10/20/25

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Taylor Moore
Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 19 day of November, 2025.

Notary Public:

My Commission Expires: 10/20/25

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Lamar Moore, 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 11/19/25.

Date

Affiant Signature

11/19/25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 19 day of November, 2025.

Notary's Signature

My Commission Expires: 8/31/2027
Date

Notary's Seal (if on paper)

TAYLOR MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/31/2027
WILSON COUNTY