QUITCLAIM DEED

Karen Johnson
Batch # 1353817
12/04/2025 11 27 20 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251204-0096455

LB-QCD-25-641

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Wendall D Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF December, 20 25

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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	**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, UNMARRIED, AND DASHON D SANDERS, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WENDALL D JOHNSON, UNMARRIED** 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 Wendall D Johnson and Dashon D Sanders, as tenants in common with rights of survivorship, by Quitclaim Deed from Wendall D Johnson, dated October 3rd, 2025, of record in Instrument No 20251003-0079201, Register's Office for Davidson County, Tennessee

Being the same property devised to Wendall D Johnson pursuant to a certian Last Will and Testament of Dorothy J Nichols, filed under Case No 25-P-203, in the Probate Court for Davidson County, Tennessee, and furher being the same property conveyed to Wendall D Johnson from the Estate of Dorothy J Nichols by 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 2nd day of December, 2025

Wendall D Johnson

Dashon D Sanders

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 hand and official seal, this the 2nd day of December, 2025

Notary Public
My Commission Expires _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DASHON D SANDERS, 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 hand and official seal, this the 2nd day of December, 2025

Notary Public
My Commission Expires _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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