Karen Johnson Davidson County
Batch# 1355400 DEEDQC
12/08/2025 03:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251208-0097654

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.
And this transfer is exempt under Tenn Code Ann § 67-4-409(C)(vi).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 2025.

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/28/2029
WILLIAMSON COUNTY

My Commission Expires:

Notary Public

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Derrick L. Johnson Trust	NEW OWNER	134-13-0-014.00
924 Green Street		
Franklin, TN 37064		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Derrick Johnson, an unmarried man,** Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto the Trustees of the **Derrick L. Johnson Trust**, a revocable trust under agreement dated December 3, 2025, their heirs, successors, and assigns, my entire interest in and to that real property and improvements described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Kenilworth Estates, Section Two of record in Book 2900, Page 126, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Derrick Johnson an unmarried man by Warranty Deed from Rickey T. Johnson and Elita Dao, of record in Instrument Number 20201125-0138184, Register's Office for Davidson County, Tennessee.

This instrument prepared using prior deed, no title search was conducted.

This is improved property known as 274 Penfield Dr, Nashville, TN 37211

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

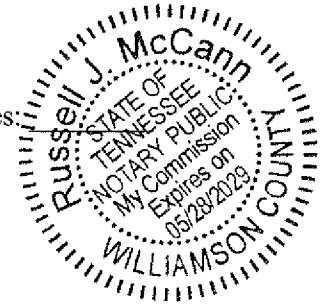
Witness our hands this 4th day of December, 2025.

Derrick Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Derrick Johnson, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2025.



My Commission Expires:

Notary Public

Certificate of Authenticity

I, Russell F. McCann, 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

12-4-25.
Date

Affiant Signature

12-4-25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8 day of December, 2025.

Notary's Signature

ANNA N. DOLAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)