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 12 DAY OF Dec., 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2026
DAVIDSON COUNTY

BG-RG-25-5022

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul L. Johnson Jr. Living Trust dated January 24, 2024	**New Owner**	
(NAME)	(NAME)	
5022 Ashley Drive,		**161-02-0-086.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **STACEY HORNER, AS TRUSTEE OF THE PAMELA D. ALCORN IRREVOCABLE 2018 GIFT TRUST,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **PAUL L. JOHNSON JR. LIVING TRUST DATED JANUARY 24, 2024** 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:

Land in Davidson County, Tennessee, Being Lot No. 36, on the Plan of McMurray Hills, as of record in Book 3700, Page 5, Register's Office for said County, and reserved Parcel "L" of the Plan of McMurray Hills Resubdivision of reserved Parcel "A", as of record in Book 4470, Page 121, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hazel H. Alcorn by Warranty Deed from Charles H. Richardson and wife, Mary K. Richardson of record in Book 5047, Page 169, Register's Office for Davidson County, Tennessee, dated July 15, 1976 and recorded on July 19, 1976.

Being the same property conveyed to Pamela D. Alcorn by QuitClaim Deed from Hazel H. Alcorn, and husband C. C. Alcorn of record in Book 10135, Page 493, Register's Office for Davidson County, Tennessee, dated July 29, 1996 and recorded on July 29, 1996.

The said Pamela D. Alcorn having since died on March 27, 2024, testate, leaving a Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, on May 10, 2024 as Docket No. 24P1003; therefore now vesting in her Estate.

Being the same property conveyed to Stacey Horner, Trustee of the Pamela D. Alcorn Irrevocable 2018 Gift Trust by Stacey Horner, Executrix of the Estate of the Pamela D. Alcorn of record in Instrument No. 20241030-0083281, Register's Office for Davidson County, Tennessee, dated June 15, 2024 and recorded on October 30, 2024.

Being the same property conveyed to Ryan Bennett Walsh, a single man by Warranty Deed from Estate of Pamela D. Alcorn of record in Instrument No. 20240624-0046903 Register's Office for Davidson County, Tennessee, dated June 21, 2024 and recorded on June 24, 2024.

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: **5022 Ashley Drive, Nashville, Tennessee 37211**.

Karen Johnson Davidson County
Batch# 1359936 DEEDQC
12/19/2025 08:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251219-0100838

Witness my/our hand(s) this the 13th day of Dec., 2025

Pamela D. Alcorn Irrevocable 2018 Gift Trust

Stacey Horner

Stacey Horner, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacey Horner, Trustee of the Pamela D. Alcorn Irrevocable 2018 Gift Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13th day of December, 2025.

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01.27.2029
DAVIDSON COUNTY

Notary Public

My Commission Expires:

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 12/13/25 (date of document).

Affiant Signature

12/15/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

