Karen Johnson
Batch # 1369213
01/13/2026 08:35:36 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260113-0002861

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 on this 9 day of January, 2026.

Notary Public

My Commission Expires: 3/6/25

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle, Ste A
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Parcel ID:
Jacqueline Coats Fuller and Jennifer Walker, Trustee 9937 Creamery Lane Bowling Green KY 42101-6369	New Owner	091-09-0A-013.00 CO

Personal Representative's Deed

For and in consideration of the sum of Ten ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will, Jennifer Johnson Walker, Personal Representatives for the Estate of John Edward Johnson (appointed in Probate Court Case number 24P-1883, Seventh Circuit Court for Davidson County, Tennessee, Probate Division), hereinafter called the Grantor(s), has bargained and sold and hereby remises, releases and forever quitclaims unto Jacqueline Coats Fuller a 51% interest and Jennifer Johnson Walker, Trustee of the Michael Edward Hooper Trust, hereinafter called the Grantee, their successors and assigns, all right, title and interest in a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 13 as shown on the map entitled Deal Avenue Planned Unit Development, of record as Book 6200, page 354, Register's Office for Davidson County, Tennessee. Now known as Unit 13, Parkside Place Condominiums of record in Book 6714, page 400, said Register's Office to which plan reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to John E. Johnson by deed from John W. Guye, Sr., and wife Brenda J. Guye, of record in Document # 20100624-0049296, Davidson County Register of Deeds.

This is improved property, known as **6026 Deal Ave., #13, Nashville, TN 37209**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Said property also subject to the restrictions in the Will of John Edward Johnson, that Jacqueline Coats Fuller has the authority to sell the property, but that if she dies prior to a sale, then her share shall go to the Trustee of the Michael Edwards Hooper Trust created in the Will.

WITNESS my hand on the date below.

Jennifer Johnson Walker, Personal Representative for the Estate of John Edward Johnson

1/9/2026
Date

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer Johnson Walker, Personal Representative for the Estate of John Edward Johnson, with whom I am personally acquainted, or who presented sufficient proof of identity, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, TN this 9 day of January, 2026.

Notary Public

My Commission Expires: 3/6/29

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY