AFTER RECORDING RETURN TO:
Glenn E. Johnson and Madelaine G. Johnson
2498 Walker Lane
Nashville, TN 37207
File No. WDC-6001

Karen Johnson Davidson County
Batch# 1374775 DEEDQC
02/02/2026 02:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260202-0007070

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Tax ID No.: Map 70-3, Parcel 27

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 21st day of January, 2026, by and between **Glenn E. Johnson and wife, Madelaine G. Johnson,** residing at 2498 Walker Lane, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Glenn E. Johnson and Madelaine G. Johnson, as trustees of the Glenn Johnson and Madelaine Johnson Trust dated October 23, 2025,** residing at 2498 Walker Lane, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2498 Walker Lane, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 01/23/2007 under Instrument No. 20070123-0009189 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Glenn E. Johnson
Glenn E. Johnson

Madelaine G. Johnson
Madelaine G. Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Glenn E. Johnson** and **Madelaine G. Johnson,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 21st day of January, 20 26.

Garrison D. Warren
Notary Public

My Commission expires: 11/8/2028

GARRISON D. WARREN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Glenn E. Johnson Madelaine G. Johnson
Affiant

Print Name: GLENN E. JOHNSON Madelaine G. Johnson

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 21st day of January, 2026.

Garrison D. Warren
Notary Public
My Commission Expires: 11/8/2028

GARRISON D. WARREN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Glenn E. Johnson and Madelaine G. Johnson
2498 Walker Lane
Nashville, TN 37207

Name and address of property owner:

Glenn E. Johnson and Madelaine G. Johnson
2498 Walker Lane
Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 7 on the plan of Haynes View Subdivision, of record in Book 3700, Page 71, Register's Office for said County.

SAID Lot No. 7, which is a corner lot, fronts 215.1 feet on the westerly margin of Walker Lane and fronts 250.3 feet on the southeasterly margin of Nocturn Drive, said frontages being joined by a curve having a length of 39.27 feet and extends back 182 feet on the southerly line and 184.0 feet on the southeasterly line to a point of intersection.

Map 70-3
Parcel 27

Property commonly known as: 2498 Walker Lane, Nashville, TN 37207

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 1/21/2026. [date of document]

Affiant Signature

1/28/2026

Date

State of New York

County of Erie

Sworn to and subscribed before me this 28th day of JANUARY, 2026

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2029

Notary's Signature

NOTARY'S SEAL