QUITCLAIM DEED

LB-QCD-25-641

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 11 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/05/2029
(AFFIX SEAL)

MATTIE MARTIN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/05/2029 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1379501
02/12/2026 01:17:25 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260212-0011249

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Wendall D Johnson and Dashon D Sanders	**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,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WENDALL D JOHNSON, UNMARRIED, AND DASHON D SANDERS, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 Dorothy J. Nichols, an unmarried woman, by Warranty Deed from Abner Fuentes and Amber C. Fuentes, husband and wife, dated December 10, 2021, of record in Instrument No. 20211213-0164554, Register's Office for Davidson County, Tennessee.

The said Dorothy J. Nichols died testate on November 8th, 2024, whereas her Last Will and Testament having been filed in the Probate Court for Davidson County, Tennessee, under Case No. 25-P-203, wherein said Property was specifically devised to Wendall D. Johnson in Item IV thereof, J. Stephen Brown was appointed by said Court as the acting Executor for said estate.

Being the same property conveyed to Wendall D. Johnson from the Estate of Dorothy J. Nichols by Quitclaim Deed of record in Instrument Number 20250912-0073058 in the Registers Office for Davidson County, Tennessee.

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 conveyed to Wendall D. Johnson, umarried, from Wendall D. Johnson, unmarried, and Dashon D Sanders, unmarried, by Quitclaim Deed of record in Instrument Number 20251204-0096455 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 11 day of February, 2026.

Wendall D Johnson

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 11 day of February, 2026.

Notary Public
My Commission Expires: 11/05/29
(SEAL)

MATTIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/05/2029
DAVIDSON COUNTY

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