Karen Johnson
Batch # 1380628
02/13/2026 10:27:04 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
1 pg
20260213-0011603

This instrument was prepared by
Maries creation (jeanette h johnson)
709 curtis ct
Nashville tn 37207

QUITCLAIM DEED

Address new owner	Map/parcel number
Niccolus D johnson	09206050500
1012 w greenwood ave	11w06470 092- 06-0 505. 00
Nashville tn 37206	
After recording send tax bill/document to same	

This quitclaim deed is made effective this 10 day of december ,2025
Between Zebedee Johnson (the grantor) whose mailing address is1012 w greenwood ave nashville tn 37206 and (the grantee) Niccolus D Johnson whose mailing address is 1012 w greenwood ave nashville tn 37206
Witnesseth , that the grantor, for and in consideration of the sum of $1.00 (us dollars) and other good and valuable consideration ,to it in hand paid by grantee,.Grantee will have sole ownership in all Interest .The receipt whereof is hereby acknowledged, does hereby quitclaim,convey and release unto grantee all interest grantor has, if any in the real property 2702 booker st nashville tn located in Davidson county ,Tennessee and more particularly described as follows:
Being lot no. 81 and the western 18 feet of lot no. 82 in falconer and ashcrafts subdivision of lots 18 and 19 of dr. boyd mcnairy addition to nashville, tennessee
Said lot no. 18 and the western 18 feet of lot no.82 adjoin and front together 54 feet on the northerly side of hamilton street and run back between parallel lines 106 feet to an alley.
Being the same property conveyed to Zebedee Johnson QC-00008898 0000712
Being the same property conveyed to martha cleo johnson also known as cleora johnson by deed from leslie seward jones of record in book 7283,page 303, said register's office in Davidson county tennessee
Grantor declares that the documentary transfer tax is $0 , computed on the full consideration or value of property conveyed.
State of tennessee county of davidson

Zebedee Johnson PV
Grantor signature

Zebedee johnson
Grantor Name

Niccolus D Johnson
Grantee signature

Niccolus D Johnson
Grantee Name

Acknowledgement of Notary Public

State of Tennessee
County of Davidson
On this day personally appeared before me by means of physical presence , the grantor zebedee johnson and the grantee Niccolus d johnson to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.
Witness my hand and official seal herein affixed on this 10th day of Dec of 2025

Signature

Notary public
My commission expires March 03 , 20 26
State of Tennessee
County of davidson

The actual consideration or true value, whichever is greater for this transfer is $0

Affiant Niccolus D Johnson
Subscribed and sworn before me, this 10th day of Dec , 2025 Notary