This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25509-CC

Karen Johnson Davidson County
Batch# 1398710 DEEDQC
03/27/2026 04:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260327-0024697

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 27 day of March, 2026

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public
My Commission Expires: 3.21.2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
DeAnna Latrice Johnson 4135 Saddlecreek Way Antioch, TN 37013	New Owner	059-05-0-138.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **REGINALD JOHNSON, III** (hereinafter the "Grantor") does hereby quitclaim and convey unto **DEANNA LATRICE JOHNSON** (hereinafter the "Grantee"), her heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Buena Vista Estates, Section 4, as of record in Book 4300, page 81, Register's Office for Said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Reginald V. Johnson, Jr. and wife, Collotta D. Johnson, by deed from A & R Construction Company, a partnership, dated July 6, 1972, and recorded July 10, 1972, in Book 4617, Page 288, Register's Office for Davidson County, Tennessee.

Reginald V. Johnson, Jr. subsequently conveyed his interest to DeAnna L. Johnson by Quitclaim Deed recorded as Instrument No. 20031222-0181764, Register's Office for Davidson County, Tennessee.

Collotta D. Johnson, a/k/a Collotta Johnson, died intestate on August 21, 2024. Pursuant to an Affidavit of Heirship recorded as Instrument No. 20250609-0045125, Register's Office for Davidson County, Tennessee, her interest passed to Reginald Johnson, III and DeAnna Latrice Johnson.

DeAnna L. Johnson is one in the same person as DeAnna Latrice Johnson.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **4191 Farmview Drive, Nashville, TN 37218**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of March, 2026.

GRANTOR:

Reginald Johnson

Reginald Johnson III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reginald Johnson, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of March, 2026.

Rachel Marie Collins

Notary Public
My Commission expires: 3.21.2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

I, Kirsten Virden, 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 3-27-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 3-27-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of March, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

