Karen Johnson Davidson County
Batch# 1401394 DEEDQC
04/02/2026 01:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260402-0026639

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 2026.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

SHAKIRA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300
Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Alva Lockhart	**New Owner**	149020B13700CO
(NAME)	(NAME)	
PO Box 24522		
(ADDRESS)	(ADDRESS)	
Fort Lauderdale, FL 33307		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **ALVA LOCKHART,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM AND CONVEY UNTO **ANDRE JOHNSON, TRUSTEE,** HEREINAFTER CALLED THE GRANTEE, **TO CREATE A JOINT TENNANCY WITH RIGHTS OF SURVIVORSHIP BETWEEN ALVA LOCKHART AND GLADIZ LOCKHART**, THIER HEIRS AND ASSIGNS, ALL OF GRANTOR'S RIGHTS, TITLE, AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

SEE EXHIBIT A

AND NOW I, THE SAID **ANDRE JOHNSON, TRUSTEE,** FOR THE EXPRESS PURPOSE OF CARRYING OUT THE INTENT OF THIS CONVEYANCE, AS SET OUT ABOVE, DOES HEREBY QUITCLAIM AND CONVEY UNTO ALVA LOCKHART AND GLADIZ LOCKHART A JOINT TENANTCY WITH RIGHTS OF SUVIVORSHIP THIER HEIRS AND ASSIGNS, THE SAME PROPERTIES HEREINABOVE DESCRIBED AND SET FORTH, TO WHICH REFERENCE IS HERE MADE, AND SAID PROPERTY IS CONVEYED SUBJECT TO THE SAME LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES, AS ABOVE SET FORTH.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 23rd day of March, 2026.

Alva Lockhart

Andre Johnson, Trustee

STATE OF Florida

COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alva Lockhart,** the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of March 2026.

Notary Public

My Commission Expires: Jan 13, 2030

NOTARY PUBLIC
ASIA SALAZAR
Notary Public, State of Florida
Commission# HH 756085
My comm. expires Jan. 13, 2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDRE JOHNSON,** the within named Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of April 2026.

Notary Public

My Commission Expires: 5/9/2026

SHAKIRA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Resubdivision of Lot 220, Picadilly Square and Lot 30 & Reserve Parcel (21) Cottage Hill, of Record in Book 6200, Pages 607, said Register's Office, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Alva Lockhart by Quitclaim Deed from Bayside Builders Company Ltd., recorded on 5/13/2024 in Instrument Number 20240513-0035074, said Register's Office.

Improved property located at 2224 Cottage Hill Drive, Antioch, TN 37213.

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 April 1, 2026

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date April 1, 2026

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 4/1/26.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

