AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive
Suite 410
Moon Township, PA 15108
File No. 341707

Karen Johnson Davidson County
Batch# 1404463 DEEDQC
04/10/2026 01:52:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260410-0029351

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 07301006000

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 31st day of March, 2026, by and between **Aaron Matthew Johnson, an unmarried man and Katelyn Joy Johnson, an unmarried woman, who acquired title as husband and wife,** residing at 1815 Riverwood Drive, Nashville, TN 37216, hereinafter referred to as Grantor(s) and ~~**Katelynn**~~ Katelyn **Joy Johnson, an unmarried woman,** residing at 1815 Riverwood Drive, Nashville, TN 37216, 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: 1815 Riverwood Drive, Nashville, TN 37216

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.

Aaron Matthew Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Aaron Matthew 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 31 day of March, 2026.

Kimberly Kronick-Worrall
Notary Public

My Commission expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

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

Katelyn Joy Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Katelyn Joy 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, this 3rd day of April, 20 26.

Notary Public

My Commission expires: 1/8/2029

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

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.

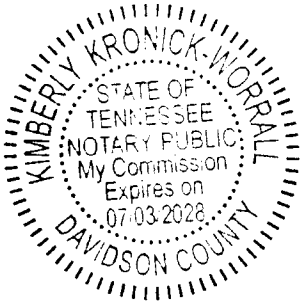
Affiant

Print Name: Aaron M Johnson

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 31 day of March, 2026.

Notary Public
My Commission Expires: 07/03/2028



Name and address for person(s) responsible for taxes:
Katelyn
~~KATELYNN~~ JOY JOHNSON
1815 Riverwood Drive
Nashville, TN 37216

Name and address of property owner:
Katelyn
~~KATELYNN~~ JOY JOHNSON
1815 Riverwood Drive
Nashville, TN 37216

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Being Lot No. 4 on the Plan of Moss Rose Heights, Section 2, not of record, described according to a survey made by Blanchard and Parrish Engineers, as follows:

Beginning on the easterly margin of Maxey Lane at a point 470.0 feet, more or less, south of the southwest corner of the property conveyed to M.H. Estes and wife, by deed from Wealdey J. Tune and wife, in Book 1132, page 195, said point being the corner of Lots Nos. 3 and 4 on said unrecorded plan; thence with said line, southwardly 60.0 feet to the corner of Lots 4 and 5; thence with the line between said two lots, eastwardly 170.0 feet; thence northwardly 65.0 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, westwardly 170.0 feet to the beginning.

Being the same property as conveyed from Andrew David Rowley and Amanda Marie Rowley, husband and wife to Aaron Matthew Johnson and Katelyn Joy Johnson, husband and wife as set forth in Deed Instrument #20190827-0086334 dated 08/27/2019, recorded 07/07/2020, DAVIDSON County, TENNESSEE.

Tax ID Number: 07301006000

Property commonly known as: 1815 Riverwood Drive, Nashville, TN 37216

Tennessee Certification of Electronic Document

I, Harley Grimm, 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 3/31/2026 (date of document).

Affiant Signature

4/10/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 10th day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-15-28

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2028
Commission number 1387936
Member, Pennsylvania Association of Notaries