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

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

Karen Johnson Davidson County
Batch# 1404560 DEEDQC
04/10/2026 03:49:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260410-0029469

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 3rd day of April, 2026, by and between ~~Katelynn~~ Katelyn Joy **Johnson, an unmarried woman,** residing at 1815 Riverwood Drive, Nashville, TN 37216, hereinafter referred to as Grantor(s) and ~~Katelynn~~ Katelyn Joy **Johnson, an unmarried woman and Sandra Hood, 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

Being the same property conveyed to the Grantor(s) in a Deed recorded on **4/10/2026** under **202604100029351** in the Register's Office of Davidson County, Tennessee.

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.

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: 5/8/2028

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: Katelyn Johnson

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 3rd day of April, 2024.

Notary Public
My Commission Expires: 5/8/2029

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

KJJ Katelyn ~~KATELYNN~~ JOY JOHNSON and SANDRA HOOD
1815 Riverwood Drive
Nashville, TN 37216

Name and address of property owner:

KJJ Katelyn ~~KATELYNN~~ JOY JOHNSON and SANDRA HOOD
1815 Riverwood Drive
Nashville, TN 37216

Tennessee Certification of Electronic Document

I, Shatika Brady, 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 4/3/26 (date of document).

Kathlyn Jr
Affiant Signature

4/3/26
Date

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 3rd day of April, 2026.

Shatika Brady
Notary Public
My Commission Expires: 5/8/2029

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

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 4/3/2026 (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