Karen Johnson Davidson County Batch # 1418005 DEEDQC 05/08/2026 12:12:47 PM 2 pgs Fees: $12.00 Taxes: $0.00 20260508-0041678	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiants SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF April 2026. Notary Public MY COMMISSION EXPIRES: 1/22/2030 (AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles William Johnson, Jr. and Livette Suzanne Johnson	**SAME**	**Map 92-5** **Parcel 78**
(NAME) **3511 Geneva Circle**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

Mattie Shavers Johnson, died on November 1, 2024. **Charles William Johnson, Jr.** was named as the Executor in the Last Will and Testament of the late **Mattie Shavers Johnson. Charles William Johnson, Jr.** was appointed Executor of the **Estate of Mattie Shavers Johnson** on May 15, 2025, by order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 25P-960).

The Executor is duly qualified. The Executor, by signing this Deed, releases any right the Executor may have to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **Charles William Johnson, Jr.**, pursuant to the Last Will and Testament of **Mattie Shavers Johnson** accepted for probate by the Probate Court for Davidson County, Tennessee, and acting as Executor of the **Estate of Mattie Shavers Johnson**, quitclaims, transfers, conveys to **Charles William Johnson, Jr. and Livette Suzanne Johnson, as joint tenants with rights of survivorship,** all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of College Hill Subdivision, Section V, as of record in Book 2900, page 42, Register's Office for said County. Said Lot No. 119 fronts 95.88 feet on the west side of Geneva Circle, and extends back 143.5 feet on the north line and 153.9 feet on the south line, to a dead line in the rear on which it measures 157.9 feet.

Being part of the property conveyed to Calvin L. McKissack, Trustee, with full power, by deed from Kate T. Sharber, a widow. as of record in Book 1494, page 317. said Register's Office.

Further being the same property conveyed to Charles W. Johnson and wife Mattie S. Johnson, from Calvin L. McKissack, Trustee, by Warranty Deed dated July 10, 1963, of record in Book 4127, Page 570, Register's Office for Davidson County, Tennessee.

The said Charles W. Johnson (a/k/a Dr. C.W. Johnson, or Charles William Johnson, Sr.) died on August 18, 1999. Further, the said Mattie S. Johnson is one in the same as Mattie Shavers Johnson for purposes of this transaction.

This conveyance is made subject to all existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, easements or right of ways for public utilities, and any recorded restricted covenants or other matters of record.

Unimproved ( )
This is improved (X) property, known as: **3511 Geneva Circle, Nashville, TN 37209.**

Witness our hands, this 13th day of April 2026.

x Charles William Johnson, Jr.
Charles William Johnson, Jr.,
Executor of the Estate of Mattie Shavers Johnson
Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES WILLIAM JOHNSON, JR., EXECUTOR** to me known (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 13th day of April, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public