Karen Johnson Davidson County
Batch # 1424800 DEEDQC
05/26/2026 08:51:34 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260526-0047309

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 163 00 0 157.00

# QUIT CLAIM DEED

| Property Address & New Owner: | * | Mail Tax Statement to: |
|---|---|---|
| TIMBER LINE LLC | * | Timber Line LLC |
| 5065 Mount View Road | * | c/o Brandal R. Johnston, Manager |
| Antioch, TN 37013 | * | 5480 Blue Lake Drive |
| | * | Horn Lake, MS 38637 |

The **GRANTORS, BRANDAL R. JOHNSTON, and wife and JUDY A JOHNSTON,** for and in consideration of Zero Dollars ($0.00), do hereby convey and quit claim all of Grantors' right, title and interest in the below-described property to the following Grantee:

**TIMBER LINE LLC,**
**a Tennessee limited liability company**

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, according to a survey by Donald R. Carver, Surveyor, dated October 10, 1979, and being all of the property described in Deed Book 6964, Page 765, Register's Office, Davidson County, Tennessee, as follows:

Beginning at a point in the northerly margin of Mt. View Road, said point being the southeasterly corner of the property conveyed to Joe B. Hood, etux, from James D. Lane, etux as of record in Book 3973, Page 400, Register's Office for Davidson County, Tennessee, thence along the northerly margin of Mt. View Road, North 87 deg. 45 min. west, 366.79 feet; thence still along the northerly margin of Mt. View Road in an arc in a westerly direction 212.21 feet; thence north 45 deg. 00 min. east 159.93 feet; thence north 35 deg. 45 min. east 430.10 feet; thence south 88 deg. 00 min east, 361.79 feet; thence south 2 deg. 30 min. west 310.0 feet; thence north 87 deg. 45 min. west, 210.0 feet; thence south 2 deg. 30 min. west 210.0 feet to the point of beginning, containing 6.8 acres, more or less.

Being the same property conveyed to BRANDAL R. JOHNSTON, and wife and JUDY A JOHNSTON, by Warranty Deed of record at Instrument No. 20141007-0092903 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded pan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 7th day of April, 2026, by the undersigned.

**BRANDAL R. JOHNSTON**

**JUDY A JOHNSTON**

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **BRANDAL R. JOHNSTON** and **JUDY A JOHNSTON**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 7th day of April, 2026.

NOTARY PUBLIC

My Commission Expires: _____

CARLISLE DALE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-9-2030

**THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(D).**

STATE OF TENNESSEE

COUNTY OF SHELBY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

**AFFIANT**

Subscribed and sworn to before me this 7th day of April, 2026.

NOTARY PUBLIC

My Commission Expires: _____

CARLISLE DALE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-9-2030