Karen Johnson Batch # 1438247 06/25/2026 01:21:39 PM Fees: $12.00 Taxes: $0.00 20260625-0057565 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 2026 Notary Public MY COMMISSION EXPIRES: 1/22/2030 (AFFIX SEAL) JAD A. DUNCAN NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-30

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
THE MARY JANICE JOHNSON REVOCABLE LIVING TRUST	**SAME**	**114-7-A-78-CO**
(NAME) **2074 Traemoor Village Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Mary Janice Johnson,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Mary Janice Johnson, Trustee of THE MARY JANICE JOHNSON REVOCABLE LIVING TRUST, dtd 06/22/2026,** established by **The Trust Agreement of THE MARY JANICE JOHNSON REVOCABLE LIVING TRUST, dtd 06/22/2026**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 78 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No: 20070323-003556; amended and restate in Instrument No: 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No: 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Beazer Homes Corp. A Tennessee Corporation, by deed dated 7/6/06 from Louis McRedmond Investment Group, L.P., a Tennessee Limited Partnership of record in Instrument No: 20060711-0083332, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary Janice Johnson, an unmarried woman, from Beazer Homes Corp. A Tennessee Corporation, by Warranty Deed dated September 30, 2010, of record in Instrument No. 20101005-0079641, Register's Office for Davidson County, Tennessee.

And further any and all existing restrictions, setback, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **2074 Traemoor Village Drive, Nashville, TN 37209.**

Witness our hands, this the 22nd day of June, 2026.

x Mary Janice Johnson
Mary Janice Johnson

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 **Mary Janice Johnson** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 22nd day of June, **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