Karen Johnson Davidson County
Batch # 1451854 DEEDQC
07/27/2026 01:24:29 PM 1 pg
Fees: $12.00 Taxes: $0.00
20260727-0068128

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Terrell Starks** ("Grantor"), a single man, hereby remise(s), release(s), convey(s), and quit claim(s) unto **Donnell D Johnson, Sr.** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

A parcel of land in the 11th, formerly the 19th civil district of said County, being the Eastern part of Tract No. 10 of the Anderson Estates as of record in Book 1130, Page 37, R.O.D.C. known as the Eller Vandiver Subdivision Block A., Lot No. 5.

Begin at a point at the Northeast corner of Rio Vista Drive and Dupont Avenue thence running northerly along the east margin of Rio Vista 150 feet to a point of beginning. Thence eastwardly 275 feet to the low water mark of the Cumberland River: thence northerly 45 feet to water mark of the Cumberland River; thence northertly 45 feet to a point; thence westwardly 275 feet to a point; thence southerly along the east margin of Rio Vista Drive 53 feet to the point of beginning.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Final Decree Confirming Sale of record at Instrument Number 20130422-0039772 in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 15th day of **July, 2026.**

Terrell Starks

Terrell Starks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, Terrell Starks, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of **July, 2026.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.6.29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN before me this the 15th day of **July, 2026.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.6.29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS:	212 Rio Vista Dr Madison TN 37115
TAX PARCEL NO.:	043 12 0 012.00
PROPERTY OWNER:	Donnell Johnson
OWNER'S ADDRESS:	4505 SANDPIPER LN ANTIOCH TN 37013
MAIL TAX BILLS TO:	owner at owners address