Karen Johnson Davidson County
Batch# 1455806 DEEDQC
08/05/2026 10:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260805-0071950

QUITCLAIM DEED

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

AJ-AOH-QCD-26-1604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Victoria Anita Johnson and John Jay James	**New Owners**	
(NAME)	(NAME)	
1604 Haynes Meade Circle		**07109001900**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

VICTORIA ANITA JOHNSON AND JOHN JAY JAMES ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

VICTORIA ANITA JOHNSON AND JOHN JAY JAMES, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS, ALL GRANTORS' RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19 ON THE PLAN OF SECTION II, HAYNES MEADE SUBDIVISION, AS OF RECORD IN BOOK 2854, PAGE 136, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 19 FRONTS 85 FEET ON THE SOUTHWESTERLY SIDE OF HAYNES MEADE CIRCLE AND RUNS BACK 141.5 FEET ON THE NORTHERLY LINE AND 134.3 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 85.5 FEET.

BEING THE SAME PROPERTY CONVEYED TO VICTORIA ANITA JOHNSON, LINDA DON JOHNSON, AND JOHN JAY JAMES, BY QUITCLAIM DEED, FROM VICTORIA ANITA JOHNSON, LINDA DON JOHNSON, AND JOHN JAY JAMES, OF RECORD IN INSTRUMENT NO. 20240430-0031159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID LINDA DON JOHNSON HAVING SINCE DIED INTESTATE ON FEBRUARY 19, 2026, THE PROPERTY OF THE SAID LINDA DON JOHNSON VESTED IN VICTORIA ANITA JOHNSON AND JOHN JAY JAMES, AS EVIDENCED BY AFFIDAVITS OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20260714-0063640 **AND INSTRUMENT NO.** 20260731-0070735, **REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, taxes past due.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1604 Haynes Meade Circle, Nashville, TN, 37207**.

Witness our hands this the 31 day of July, 2026.

VICTORIA ANITA JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **VICTORIA ANITA JOHNSON,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 31 day of July, 2026.

Notary Public
My Commission Expires: 1.22.29
(SEAL)

JOHN JAY JAMES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **JOHN JAY JAMES,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of May, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, ADAM JEFFERSON, 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 7-31-26 (date of document).

Affiant Signature

Date 7-31-26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of July, 2026.

Notary Signature

MY COMMISSION EXPIRES: 1-22-29

