Karen Johnson Davidson County
Batch# 1459353 DEEDQC
08/13/2026 12:40:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260813-0075466

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Hope Ashlyn Mattingly, Trustee 902 Hamblen Drive Madison, TN 37115	Same	033-11-0-071.00

Quitclaim Deed to Trustee

Grantor: Constance C. Johnson, surviving tenant by right of survivorship.

Grantee: Hope Ashlyn Mattingly, Trustee of the Irrevocable Trust of Constance C. Johnson, dated July 27, 2026.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of Primrose Acres, Section Three, as of record in Book 2900, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 222 fronts 90.0 feet on the southerly side of Hamblen Drive and runs back 146.7 feet on the westerly line and 206.5 feet on the easterly line to a rear line on which it measures 109.0 feet.

Being the same property conveyed to Constance C. Johnson and Kelly Lovvorn, as joint tenants with the right of survivorship, by deed from Constance C. Johnson, unmarried, of record as Instrument Number 20221206-0127274, Register's Office for Davidson County, Tennessee.

Kelly Lovvorn having passed on February 26, 2024, Leaves Constance C. Johnson as the surviving tenant in the entirety, by right of survivorship.

Being the same property conveyed to Constance C. Johnson and James W. Newman and Jo Carolyn Newman, husband and wife, by warranty deed from Douglas A. Pardue and wife Donna B. Pardue, of record in Book 7178, Page 205, said Register's Office, and subsequently conveyed from James W. Newman and wife, Jo Carolyn Newman to Constance C. Johnson, Unmarried, by quitclaim deed of record at Book 9678, page 947, said Register's Office.

This is improved property, known as: 902 Hamblen Drive, Madison, TN 37115.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Constance C. Johnson

Constance C. Johnson, Grantor

State of Tennessee
County of Sumner

On July 27, 2026, before me personally appeared Constance C. Johnson, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Samuel Cox
Notary Public
My commission expires: 8-1-2028

SAMUEL COX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* *

State of Tennessee
County of Rutherford

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Hope A. Mattingly
Hope Ashlyn Mattingly, Trustee
Grantee

Sworn to and subscribed before me on 08-04-2026.

Camden Underwood
Notary Public
My commission expires: 08/19/2028

CAMDEN UNDERWOOD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

* *

TRUE Copy Certification

I, Samuel Cox, do hereby make oath that I am 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 July 27, 2026.

Samuel Cox
Signature

7-27-2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on July 27, 2026.

April Guidry
Notary's Signature
My Commission Expires: 01/30/2029

APRIL R. GUIDRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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