Karen Johnson
Batch # 1459916
08/17/2026 11:14:34 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260817-0076378

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

MORONEY LAW GROUP, PLLC
1033 Demonbreun St., Suite 300
Nashville, Tennessee 37201
Attn: Jennifer Moroney

| ADDRESS OF NEW OWNER(S): | SEND TAX BILLS TO: | MAP PARCEL NO. |
|---|---|---|
| James and Judith Johnson, Jeffrey Johnson, Jeremy Johnson, Co-Trustees 202 Cottage Place Nashville, TN 37214 | James and Judith Johnson, Jeffrey Johnson, Jeremy Johnson, Co-Trustees 202 Cottage Place Nashville, TN 37214 | 095-02-0A-202.00-CO |

# QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, JAMES JOHNSON and JUDITH JOHNSON, a married couple, ("Grantors"), do hereby grant, bargain, transfer, convey, and forever quitclaim unto JAMES ROGER JOHNSON, JUDITH BERTHA JOHNSON, JEFFREY ALLEN JOHNSON, AND JEREMY DAVID JOHNSON, AS CO-TRUSTEES OF THE JOHNSON REVOCABLE TRUST DATED AUGUST 19, 2012 ("Grantees"), and their successors and assigns, all of Grantors' right, title, and interest in the certain tract or parcel of real property located in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference.

Grantors and Grantees acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Moroney Law Group, PLLC

disclaims responsibility for the status of title to the real property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 23rd day of July 2026.

GRANTORS:

JAMES JOHNSON

JUDITH JOHNSON

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 23rd day of July 2026, before me, a Notary Public of the state and county aforesaid, personally appeared JAMES JOHNSON and JUDITH JOHNSON, a married couple, known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

WITNESS my hand and seal, at office in Davidson County, Tennessee, 23rd day of July 2026.

JENNIFER MORONEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11-8-28

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

I hereby swear and affirm that the actual consideration for this transfer is $1.00.

AFFIANT-GRANTEE:

THE JOHNSON REVOCABLE TRUST
DATED AUGUST 19, 2012

JAMES ROGER JOHNSON, Co-Trustee

Sworn to subscribed before me
this the 23rd day of July 2026.

Notary Public

My commission expires: 11-8-28

JENNIFER MORONEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Tax Parcel 095-02-0A-202.00-CO (202 Cottage Place, Nashville, Tennessee 37214)

Being Unit No. 20 on the Plan of Cottage Place Condominiums, of record in Book 6520, Page 816, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record Book 6520, Page 745, said Register's Office, as amended by Amended to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to the Master Deed, Declaration of Covenants, Conditions and Restrictions of record Book 6636, Page 722, said Register's Office.

BEING the same property conveyed to James Johnson and Judith Johnson, a married couple, by warranty deed from Hawkins Squares LLC, a Tennessee limited liability company on April 21, 2025, of record as instrument number 20250421-0029920, Register's Office for Davidson County, Tennessee,

*No boundary survey of the within tract or parcel was made at the time of this conveyance, and the legal description of the within tract or parcel of land is not different from previous deeds.*