Karen Johnson Davidson County
Batch# 1459996 DEEDQC
08/17/2026 01:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260817-0076474

Prepared by:
Kimbra Spann, Attorney
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration, or value, whichever is greater, for this transfer is $__0__.

Affiant

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 13th day of August, 2026.

Notary Public
My commission expires: 10/20/2026

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Mary Ann Johnson, Trustee	Owner	No. 64.01-13
1545 Stokley Lane		
Old Hickory, TN 37138		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **MARY ANN JOHNSON, an unmarried woman and LISA M. HOWARD, an unmarried woman**, hereinafter referred to as Grantors, by these presents, quitclaim and convey all of their right, title and interest to **MARY ANN JOHNSON, Trustee of the MARY ANN JOHNSON LIVING TRUST, dated March 18, 2025, and any amendments thereto,** hereinafter referred to as the Grantee, in and to the following tract or parcel of land situated in Davidson County, Tennessee, to-wit:

All that parcel of land in Davidson County, Tennessee, as more fully described in Deed Book 7812, Page 969, ID#64.04-13, being known and designated as Lot 25, Woodside S/D Section 1, as of record in Plat Book 5050, Page 75, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mary Ann Johnson, an unmarried woman, from Kattie M. Smith, an unmarried woman, dated October 2, 2006 and recorded in Instrument Number 20061026-0132527, in the Register's Office of Davidson County, Tennessee.

Being also the same property conveyed to **Mary Ann Johnson, an unmarried woman and Lisa M. Howard, an unmarried woman**, by Quitclaim Deed dated October 25, 2022, from

Mary Ann Johnson, an unmarried woman; and recorded October 27, 2022, in Instrument No. 20221027-0116295 at the Register's Office for Davidson County, Tennessee.

This is improved property known as 4577 Woodside Circle, Old Hickory, TN 37138.

Witness my hand this 18th day of March, 2025.

Mary Ann Johnson

Lisa M. Howard

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY ANN JOHNSON and LISA M. HOWARD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 18th day of March, 2025.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/2027

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATION REGARDING THE STATUS OF TITLE IS MADE.

Certificate of Authenticity

I, Kimbra Spann, 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 3/18/2025.

Date

Affiant Signature

8/13/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of August, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY