Karen Johnson Davidson County
Batch# 1460020 DEEDQC
08/17/2026 01:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260817-0076502

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Deborah Johnson

TO:

Deborah Bosede Johnson, Trustee, or her successors in interest, of the Debbie Johnson Living Trust dated February 12, 2024

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 13 day of August, 2026, by **Deborah Johnson, a married woman** ("Grantor"), to **Deborah Bosede Johnson, Trustee, or her successors in interest, of the Debbie Johnson Living Trust dated February 12, 2024, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 4, on the Final Plat, 840 Old Lebanon Dirt Road, Subdivision Number 2023S-016-001, according to survey and plat of same appearing of record, recorded September 6, 2023, as Instrument No. 20230906-0069779 in the Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Deborah Johnson, a married woman, by Special Warranty Deed from Lennar Homes of Tennessee, LLC, a Delaware limited liability company, dated June 23, 2026, and recorded on June 25, 2026, as Instrument No. 20260625-0057496, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

For purposes of this instrument, words used in the singular shall include the plural and vice versa, as the context may require. Words of any gender shall be deemed to include all genders, and references to a person shall include individuals, corporations, partnerships, limited liability companies, and other legal entities.

This is improved property known as: **6360 N New Hope Road, Hermitage, TN 37076.**

The subject property is not and has never been a marital residence of the Grantor.

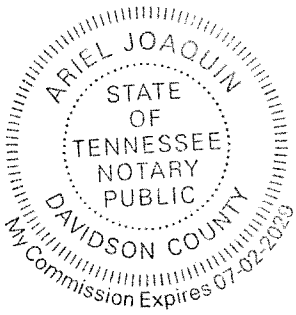
IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Deborah Johnson
Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Deborah Johnson**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 13 day of August, 2026.



Notary Public

My Commission Expires: 7.2.29

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Deborah Bosede Johnson, Trustee P. O. Box 234 Hermitage, TN 37076	Same/Owner	6360 N New Hope Road Hermitage, TN 37076 087-01-0-093.00

Certificate of Authenticity

I, Jennifer Wheeler, 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 August 13, 2026

Affiant Signature

8.13.26
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this
13 day of August, 2026.

Notary's Signature
My Commission Expires: 7.2.29

ARIEL JOAQUIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029