Karen Johnson Davidson County
Batch# 1462660 DEEDQC
08/21/2026 10:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260821-0078041

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

William Joseph Johnson, Jr.
AFFIANT

Subscribed and sworn to before me this 12 day of August, 2026.

A. Scott Hubbard
NOTARY PUBLIC
My Commission Expires: 10-21-28

ADDRESS OF NEW OWNER:
William Joseph Johnson, Jr.
2312 Foxhaven Drive
Franklin, Tennessee 37069

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL:
129-08-0-057.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, I, **William Joseph Johnson, Jr., also known as Mike Johnson, the legal heir of Henrietta Darr Johnson, deceased,** Grantor, for the sole purpose of titling the within described property in my name, hereby quitclaim and convey all undivided right, title and interest to the hereinafter described property to **William Joseph Johnson, Jr., a married man,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County Tennessee, being Lot No. 66 on the plan of Section I, Warner Park Valley, of record in Book 3600, Pages 12, 13, and 14, Register's Office for Davidson County Tennessee.

Said Lot No. 66 fronts 100 feet on the southeasterly side of Percy Warner Blvd., and extends back between parallel lines, 150 feet to the right of way of the L & N Railroad.

Being the same property conveyed to William J. Johnson and wife, Henrietta Darr Johnson, by Warranty Deed from Murphree Realty Company, of record in Book 3853, Page 117, Register's Office for Davidson County Tennessee. William J. (Joseph) Johnson died on July 25, 1994, leaving Henrietta Darr Johnson as the surviving tenant by the entirety. Henrietta Darr Johnson died on July 15, 2016, leaving a Last Will and Testament dated April 14, 1994, which was reaffirmed by instrument dated February 29, 2008, in

which she devised all of her property to her son, William Joseph Johnson, Jr. Said Will and Reaffirmation instrument were filed for probate in the Seventh Circuit Court for Davidson County Tennessee, Case No. 16P-1564. See also Order Admitting Will To Probate of record in Instrument No. 20161130-0125439, and Last Will and Testament of Henrietta Darr Johnson of record in Instrument No. 20161130-0125440, Register's Office for Davidson County, Tennessee. William Joseph Johnson, Jr., is also known as Mike Johnson.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This is improved property known as 1020 Percy Warner Blvd., Nashville, Tennessee 37205.

DATED this the 12th day of August, 2026.

William Joseph Johnson, Jr.
AKA Mike Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Joseph Johnson, Jr., also known as Mike Johnson, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal this 12 day of August, 2026.

A. Scott Hubbard
Notary Public

My Commission Expires: 10-21-28

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, A. Scott Hubbard, 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 the

12 day of August, 2026.

A. Scott Hubbard
Affiant Signature

8-13-26
Date

State of Tennessee

County of Williamson

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

Anna N. Dolan
Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ANNA N. DOLAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 17, 2028
COUNTY OF WILLIAMSON