Karen Johnson Davidson County
Batch# 1472435 DEEDQC
09/14/2026 02:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260914-0085312

THIS INSTRUMENT PREPARED BY:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Erma and Larry Laymon
1620 17th Ave N,
Nashville, TN 37208

Send Tax Bill to:
Owner

Map-Parcel Numbers:
081-11-0-275.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 11 day of September, 2026.

Notary Public

My Commission Expires:
3-20-28

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ERMA L. LAYMON, SUCCESSOR TRUSTEE OF THE SAMUEL CARL JOHNSON REVOCABLE TRUST DATED FEBRUARY 21, 2023,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO , **ERMA LAYMON AND LARRY L. LAYMON, WIFE AND HUSBAND,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 1620 17th Ave N, Nashville, TN 37208.

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IN WITNESS WHEREOF, the undersigned has executed this instrument this 11 day of September, 2026.

SAMUEL CARL JOHNSON REVOCABLE TRUST DATED FEBRUARY 21, 2023

By: Erma L. Laymon, Successor Trustee

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Erma L. Laymon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Successor Trustee of the within named bargainor, a trust, and that they, as such Successor Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by the said Erma L. Laymon as such Successor Trustee.

Witness hand and official seal at office at Brentwood, TN, on this the 11th day of September, 2026.

My Commission Expires:
7/17/28

Notary Public

JOHN L. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being the southerly half of Lot No. 372 on the Plan of D.T. McGavock and Others Addition, as shown on plat of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 372 fronts 50 feet on the easterly side of 17th Avenue North, formerly James Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Samuel Johnson and Virginia Johnson, by Installment Deed from William Ballard and wife, Portia Ballard, dated 9/10/1985 and recorded 9/13/1985 in Book 6656, Page 547, in the Register's Office of Davidson County, Tennessee.

The said Samuel Johnson and Virginia Johnson subsequently conveyed subject property to Virginia Johnson for duration of her natural life with remainder to Samuel Johnson in fee simple, by Quitclaim Deed through Patricia M. Hylton, Trustee, dated 11/23/1987 and recorded 11/30/1987 in Book 7412, Page 964, in the Register's Office of Davidson County, Tennessee.

The said Virginia Johnson having since died, thereby extinguishing her life estate interest.

The said Samuel Carl Johnson further conveyed his interest in subject property to Samuel Carl Johnson, Trustee of the Samuel Carl Johnson Revocable Trust dated February 21, 2023, by Quitclaim Deed dated 2/21/2023 and recorded 3/16/2023 in Instrument No. 20230316-0019071, in the Register's Office of Davidson County, Tennessee.

The said Samuel Carl Johnson having since died on or about April 2, 2025.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9/11/26. (date of document).

Affiant Signature

9/14/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202609140085312