Karen Johnson
Batch # 1474542
09/17/2026 09:39:18 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260917-0086594

PREPARED BY:

JOSHUA J. PHILLIPS
1000 KENNESAW BLVD.
GALLATIN, TENNESSEE 37066
(615) 452-8030

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Trustee, THOMAS M. JOHNSON REVOCABLE LIVING TRUST 162 Lelawood Circle Nashville, Tennessee 37209	Trustee, THOMAS M. JOHNSON REVOCABLE LIVING TRUST 162 Lelawood Circle Nashville, Tennessee 37209 *and* Wilson Bank and Trust 1436 W. Main St. Lebanon, Tennessee 37086	10309003900

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, cash in hand paid by Grantee, the receipt of which is hereby acknowledged, and other good and valuable considerations, the undersigned, THOMAS M. JOHNSON ("Grantor"), do hereby convey and quitclaim unto the TRUSTEE, for the THOMAS M. JOHNSON REVOCABLE LIVING TRUST ("Grantee"), its successors, heirs, and assigns, all of Grantors' right, title, and interest in and to the following described real property, to wit:

BEING LOT NO. 11 ON THE HILLWOOD PARK, AS OF RECORD IN PLAT BOOK 3300, PAGE 27 AND 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO THOMAS M. JOHNSON AND MARTHA JOHNSON, HUSBAND AND WIFE, BY WARRANTY DEED, FROM JOHN SEVIERI AND WIFE, BRANDI SEVIERI, DATED FEBRUARY 8, 2013, AND RECORDED ON FEBRUARY 15, 2013, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AT INSTRUMENT NUMBER 20130215-0015592.

MARTHA JOHNSON DIED ON OR ABOUT JULY 10, 2026. BY OPERATION OF LAW, ALL RIGHT, TITLE, AND INTEREST IN THE PROPERTY OWNED BY MARTHA JOHNSON TRANSFERRED TO THOMAS M. JOHNSON.

This is improved property known as: 162 Lelawood Circle, Nashville, Tennessee 37209.

Subject to all easements, rights-of-way, covenants, conditions, restrictions, and other matters of record, and to any matters that would be disclosed by an accurate survey or physical inspection of the property.

IN WITNESS WHEREOF, I have hereunto set my signature on this 11th day of September, 2026.

THOMAS M. JOHNSON

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public in and for said County and State, THOMAS M. JOHNSON with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, this 11th day of September, 2026.

R. L. HUTCHISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY PUBLIC
My Commission Expires: 9.18.2029

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF SUMNER)

For purposes of Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), this transfer is exempt from recordation tax and valuation oath.

Affiant

Sworn to and subscribed before me
this 11th day of September, 2026.

Notary Public
My Commission Expires: 9.18.2029

