Karen Johnson Davidson County
Batch# 1476647 DEEDQC
09/23/2026 11:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260923-0088239

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 22nd day of September, 2026. Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Ronald G. Johnson, Jr., Trustee 2820 Sherbourne Avenue Nashville, Tennessee 37204	SAME	147-02-0 004.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ronald G. Johnson, Jr.**, hereinafter

called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Ronald G. Johnson, Jr., Trustee of The Ronald G. Johnson Living Trust, established by the Revocable Trust Agreement of Ronald G. Johnson, Jr. dated April 19, 2004, as amended and restated on September 22, 2026,** and as further amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 22nd day of September, 2026.

Ronald G. Johnson, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald G. Johnson, Jr., the bargainor, 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 22nd day of September, 2026.

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2028

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Abbay Hall (incorrectly spelled "Abbey Hall" in previous deed), Section I, as of record in Book 2331, Page 18, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ronald G. Johnson, Jr. by deed from Thomas K. Young and wife, Stella Young, of record as Instrument No. 20190717-0069874, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

This is improved property known as 4715 Abbay Drive, Nashville, Tennessee 37211.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 September 22, 2026.

09/23/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of September, 2026.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

