Karen Johnson Davidson County
Batch # 1479072 DEEDQC
10/01/2026 10:11:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261001-0090501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This instrument prepared by:

Gary W. Temple
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

AIMEE DENISE BOBBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 30 day of SEPTEMER, 2026.

NOTARY PUBLIC

My Commission expires: 7/7/27

Based upon information provided by client

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The Virginia Emerson Trust 2041 Traemoor Village Dr. Nashville, TN 37209	Same	114-07-0A-035-00-CO

KNOW ALL MEN BY THESE PRESENTS that Virginia W. Emerson for and in consideration of the sum of Ten and No./.100 Dollars ($10.00) cash in-hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby remise, release and forever quitclaim her entire interest, to The Virginia W. Emerson Trust, her heirs and assigns, her entire rights, both present and in the future as may be acquired, title and interest, and in the future may be acquired, in and to a certain tract of land in Davidson County, Nashville, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being Unit No. 35 of Townhomes of Traemoor Village, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing The Townhomes of Traemoor Village of record in Instrument No. 20070323-0035561, amended and restated in Instrument No. 20080318-0027145 and as amended in Instrument No. 20080808-0081934, Instrument No. 20210210-0018739, Instrument No. 20210210-0018740, Instrument No. 20210210-0018741, Instrument No. 20210210-0018742 and Instrument No. 20210210-0018743, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility

easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Colman Michael Johnson, Single man by Warranty Deed from Lori A. Coburn, a Single Person of record in Instrument No. 20191127-0122917 Register's Office for Davidson County, Tennessee, dated November 25, 2019 and recorded on November 27, 2019.

Being the same property conveyed to Virginia W. Emerson, unmarried, from Colman Michael Johnson of record in Instrument No. 20220902-0099177, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **2041 Traemoor Village Dr., Nashville, Tennessee 37209**.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, mortgage and encumbrances as may affect the premises.

TO HAVE AND TO HOLD said real restate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

EXECUTED this 24th day of September, 2026.

Virginia W. Emerson

Virginia W. Emerson

STATE OF Florida)
COUNTY OF Walton)

Before me, Virginia W. Emerson, a Notary Public in and or the State and County aforesaid, personally appeared, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be executed the foregoing instrument for the purpose therein contained.
FL Driver License

Witness my hand and official seal, at Walton Co., Florida, this 24 day of September, 2026.

Alyssa K Wells
Notary Public

My Commission Expires: 1/7/2029

ALYSSA K. WELLS
Notary Public-State of Florida
Commission # HH 593726
My Commission Expires
January 07, 2029