Return To:
Pinnacle Title & Escrow, LLC
2109 Buena Vista Pike
Nashville, TN 37218
(615) 256-3353

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that **Portia B. Simmons** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Shawn M. Johnson** all his/her right, title, and interest to the following described real estate, located in **Davidson County, Tennessee**, described as follows:

SEE EXHIBIT A ATTACHED HERETO

IN TESTIMONY WHEREOF he/she has (have) hereunto set his/her hand(s) and seal(s) this 11th day of December 2005.

Portia B. Simmons

Davidson County DEEDQC
Recvd: 01/12/06 08:44 2 pgs
Fees:12.00 Taxes:0.00
20060112-0004610

STATE OF TENNESSEE **County of Davidson**

On the 11th day of **December, 2005,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared Portia B. Simmons with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 11th day of **December, 2005.**

My Commission Expires: March 21, 2009

Notary Public

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

Sworn and subscribed to me this 11th **day** of **December, 2005.**

The actual consideration for this transfer is –0-

Affiant

Witness my hand and official seal this 11th day of **December, 2005.**

My Commission Expires: March 21, 2009

Notary Public

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

Sworn and subscribed to me this 11th day of **December, 2005.**

Prepared by: Pinnacle Title & Escrow, LLC at 2109 Buena Vista Pike, Nashville, TN 37218

Tax Parcel Number 53-13-86

Improved property known as/Address of owner: Shawn M. Johnson, 241 Soleness Drive, Nashville, TN 37218

Send Tax Bills to: Shawn M. Johnson, 241 Soleness Drive, Nashville, TN 37218.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12 on the Final Plat of Creekside Subdivision, of record in Plat Instrument No. 200401220008741, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Instrument No. 2003053000073137, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement Easements of record in Deed Instrument No. 200203070028888, of the said Register's Office. Said easements have not been violated to date and any further violation thereof will not cause a forfeiture or reversion of title.

Being the same property conveyed to Shawn M. Johnson from Joenequa D. Campbell, an unmarried woman, by Quitclaim Deed dated December 2, 2004 and filed for record December 6, 2004, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed of record in Instrument No. 20040913-0110007, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Portia B. Simmons, by marital rights, and further agrees to relinquish those rights to Shawn M. Johnson, by the recording of this Quitclaim Deed in the Register's Office for Davidson County, Tennessee.