**PREPARED BY:**

**Law Offices of George H. Cate, Jr.**
**95 White Bridge Road, Suite 503, Cavalier Building**
**Nashville, TN 37205**
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## QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 05/01/06 15:02 2 pgs
Fees:12.00 Taxes:0.00
20060501-0049911

FROM: Thaddeus L. Johnson

TO: Thaddeus L. Johnson and Mildred M. Williams-Johnson

MAP: 59-9 PARCEL: 122 (13DA 41885)

| **Address New Owner(s):** | **Send Tax Bills To:** | **Map and Parcel Numbers** |
|---|---|---|
| Thaddeus L. Johnson and wife,<br>Mildred M. Williams-Johnson<br>5350 Rockmoor Drive<br>Stone Mountain, Georgia 30088 | Same | Map: 59-9<br>Parcel: 122<br>(13DA 41885) |

## RECITALS:

1. By Warranty Deed dated January 27, 1978, of record in Book 5247, page 190, Office of the Register for Davidson County, Tennessee, the property herein described was conveyed by W. L. Bainbridge Co. to Bernadine Johnson and her son, Thaddeus L. Johnson, both then unmarried. Thus, Bernadine Johnson and Thaddeus L. Johnson each became the owner of a one-half undivided interest in the said property.

2. Bernadine J. Wallace (formerly Bernadine Johnson) died on October 13, 2004, survived by her son, Thaddeus L. Johnson.

3. By Will recorded in the Davidson County Probate Court Clerk's office in Will Volume #5802/1858475, an Order of Probate of which was issued on April 6, 2005 in case no: 04P1828, Thaddeus L. Johnson was the sole beneficiary of the Estate of Bernadine J. Wallace. Thus, Thaddeus L. Johnson became the sole owner of the property herein described.

4. The said Thaddeus L. Johnson was later married to Mildred L. Williams-Johnson. It is the purpose of this quitclaim deed to create a tenancy by the entireties in Thaddeus L. Johnson and Mildred L. Williams-Johnson.

## CONVEYANCE

I, Thaddeus L. Johnson, hereby quitclaim, transfer and convey unto Thaddeus L. Johnson and wife, Mildred L. Williams-Johnson, their heirs and assigns, all of my right, title and interest in and to the following described property:

LAND in Davidson County, Tennessee, being Lot No. 172 on the plan of Section 3, Haynes Estates, of record in Book 4175, page 80, Register's Office for said County.

SAID Lot No. 172 fronts 98.11 feet on the southerly margin of Bray Drive and extends back 246.65 feet on the easterly line and 116.37 feet on the westerly line to a dead line in the rear, measuring 141.14 feet thereon.

Being the same property conveyed to Bernadine Johnson and Thaddeus L. Johnson, of record in Book 5247, page 190, Office of the Register for Davidson County, Tennessee.

And being the same property, a one-half interest in which, previously owned by Bernadine Johnson, was devised to Thaddeus L. Johnson under the Will of Bernadine J. Wallace (formerly Bernadine Johnson), a certified copy of which is of record as Instrument No: 20060501.0049910 Office of the Register's Office for Davidson County, Tennessee.

This is improved property known as 3209 Bray Drive, Nashville, TN 37218.

In witness whereof, the undersigned, Thaddeus L. Johnson, has executed this quitclaim deed on this 18 day of April, 2006.

Thaddeus L. Johnson

State of Georgia )
County of Clayton )

Personally appeared before me, Gale Jones, a Notary Public in and for said County and State, the within named, Thaddeus L. Johnson, the Bargainor, with whom I am personally acquainted, or 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 and official seal at College Park, Georgia County, Clayton, on this 18 day of April, 2006.

Gale Jones
Notary Public

GALE JONES NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMM EXP. AUG 4 2007

My Commission Expires: August 4, 2007

State of Georgia )
County of Clayton )

The undersigned, being first duly sworn, makes oath that no consideration has been given for this quitclaim deed.

Affiant

Sworn to and subscribed before me on this 18 day of April, 2006.

Gale Jones
Notary Public

GALE JONES NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMM EXP. AUG 4 2007

My Commission Expires: August 4, 2007