Davidson County DEEDQC
Recvd: 05/08/06 11:48 1 pgs
Fees:12.00 Taxes:0.00

20060508-0053299

RECORD AND RETURN TO:
Michele Johnson
3514 Hobson Pike
Hermitage, TN 37076

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd **DAY OF** May, **2006.**

Cynthia D. Roach
Notary Public

MY COMMISSION EXPIRES: 4-28-08

CYNTHIA G. ROACH NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
TN TITLE & ESCROW, 1808 Rory Cove, Lavergne, TN 37086
DOCUMENT PREPARED BY INFORMATION FURNISHED BY THE PARTIES.

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michele Johnson **3514 Hobson Pike** **Hermitage,TN 37076**	**SAME**	**052-130-A-044.00CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Phillip Hart, married, and Michele Johnson, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michele Johnson, unmarried

HEREINAFTER CALLED THE GRANTEES, ***Her*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 44 as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase 1, of record in Book 6900, Page 671, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being the same property conveyed to Michele Johnson, unmarried, and Phillip Hart, married, by Deed from Randall Todd Smith and wife, Lori D. Smith dated November 14, 2002 of record in Instrument No. 20021120-0143905, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **2714 Penn Meade Drive, Nashville, TN 37214**

THIS IS INVESTMENT PROPERTY AND WAS NOT USED AS MARITAL PROPERTY.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ***GRANTEE(S), Her*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that we have lawfully seized and possessed of said land in fee simple, *have* a good right to convey it and the same is unencumbered, unless otherwise herein set out; and ***do(es)*** further covenant and bind ***ourselves, our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S), her*** heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2 day of May, 2006.

Phillip Hart Michele Johnson

STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip Hart and Michele Johnson, the ***bargainor(s)*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of May, 2006.

Commission Expires: 4-28-08

Cynthia D. Roach
Notary Public:

CYNTHIA G. ROACH NOTARY PUBLIC AT LARGE WILSON CO. TENN.