Prepared By:
Southeast Title of Tennessee, Inc.
214 Centerview Drive, Suite 101
Brentwood, TN 37027
File #

BILL GARRETT, Davidson County
Trans:T20100055472 DEEDQC
Recvd: 09/03/10 12:32 2 pgs
Fees:12.00 Taxes:0.00
20100903-0070339

QUIT CLAIM DEED

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

HORACE E. JOHNS, JR.

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

CHARLES M. JOHNS

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH AL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN **Davidson** OUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING Lot No. 62 and 63 on the Map of Charles O. Coggins First Addition, as of record in Book 421, page 33, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 62 and 63 front together 100 feet on the easterly side of Chase Avenue and run back between parallel lines 156 feet to an alley.

Being the same property conveyed to Charles M. Johns, unmarried and Horace E. Johns, Jr, married, tenants in common with right of survivorship by Warranty Deed from Frances E. Hornbeck fka Frances E. Lee and husband, Ryan J. Hornbeck dated 4/15/08 of record in Instrument Number 20080421-0040509, Register's Office for Davidson County, Tennessee.

This property was never used by Horace E. Johns, Jr. or his with as their principal residence.

Subject to any and all easements, restrictions, and/or zoning regulations, of the appropriate governmental body affecting the above described property.

This deed was prepared without benefit of a title examination. The preparer makes to representations to the validity or accuracy of the title.

WITNESS MY HAND(S) AND SEAL THIS 2nd day of September, 2010.

Horace E. Johns, Jr.

Horace E. Johns, Jr.

STATE OF **Tennessee**

COUNTY OF Davidson

On this 2nd day of **September, 2010,** before me personally appeared **Horace E. Johns, Jr.** to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument (limited power of attorney) for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal this 2nd day of **September, 2010.**

My Commission Expires:
1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of new owner:
Charles M. Johns
1617 Chase Street
Nashville, TN 37216

Send tax bills to:
New Owner

This is improved property known as: 1617 Chase Street, Nashville, TN 37216

CURRENT MAP & PARCEL NUMBER(S) **Map 72-14 Parcel 259**

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of September, 2010.

My commission Expires:
1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY