8860432

File No. 210070557

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20100058719 DEEDQC
Recvd: 09/17/10 13:16 2 pgs
Fees:12.00 Taxes:0.00
20100917-0074223

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 Day of August, 2010.

Notary Public

MY COMMISSION EXPIRES JULY 9, 2012

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis D. Johnson Jr.	Lewis D. Johnson Jr.	Map 126160A19700
(NAME) 6452 Riverplace Drive	(NAME) SAME	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lewis D. Johnson, Jr. and Judy A. Johnson, formerly known as Judy A. Carter**, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO **Lewis D. Johnson Jr. and wife, Judy A. Johnson**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 17 on the Final Plat of Riverwalk, Phase 1A, Section 2 and Phase 1B, Section 2, of record in Instrument 20021022-0129510, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Lewis D. Johnson, Jr. and wife, Judy A. Carter, by Deed from Matthew Shuster and wife, Ginny Shuster, dated July 23, 2007 and filed for record on July 30, 2007 in Instrument 20070730-0090095, Register's Office for Davidson County, Tennessee.
The said Judy A. Carter having since married to Lewis D. Johnson, Jr. and is now known as Judy A. Johnson.

All matters as set forth per Instrument 20011024-0115969 and Instrument 20021022-0129510, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument 20011105-0121083, as amended in Instrument 20020424-0050565, Instrument 20040506-0051985, and Instrument 20061214-0154502, said Register's Office.

Easement of record in Book 513, Page 396, said Register's Office.

Right of Way Easement of record in Book 751, Page 375, said Register's Office.

All matters including easement of record in Book 787, Page 7, said Register's Office.

Declaration of Taking of record in Book 4205, Page 194, said Register's Office.

Easement and all other matters contained in Judgment of record in Book 4226, Page 715, said Register's Office.

Grant of Transmission Line Easement of record in Book 4257, Page 647, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Book 7526, Page 315, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Book 7526, Page 318, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Book 7526, Page 324, said Register's Office.

Declaration of Road and Utility Access Easement of record in Instrument 20010706-0072536, said Register's Office.

Stormwater Detention Agreement of record in Instrument 20010919-0101279, said Register's Office.

Landscape Easement of record in Instrument 20010919-0101280, said Register's Office.

Stormwater Detention Agreement of record in Instrument 20040826-0103240, said Register's Office.

Charter of Riverwalk Nashville Homeowners Association, Inc. of record in Instrument 20020425-0051371, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6452 Riverplace Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this_____Day of August, 2010.

Lewis D. Johnson, Jr.

Judy A. Johnson

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lewis D. Johnson Jr. and wife, Judy A. Johnson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10 day of August, 2010.

Commission expires: 8-12-12

Notary Public

JULIE HESLA
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

File Number: 210070557

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122