THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Genuine Title, LLC
11155 Dolfield Blvd
Suite 100
Owings Mills, MD 21117
Telephone: 410-356-9363 Fax: 410-356-9773
File No. 11-45071

BILL GARRETT, Davidson County
Trans:T20110028616 DEEDQC
Recvd: 05/13/11 09:15 3 pgs
Fees:17.00 Taxes:0.00
20110513-0036746

--Above This Line Reserved For Official Use Only--

QUITCLAIM DEED

The purpose of this Deed is to add spouse pursuant to marriage.
KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James E. Johnson, Jr.**, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **James E. Johnson, Jr. and Valerie Johnson, as Tenants by the Entirety, 228 Baylee Mika Place, Joelton, TN. 37080, their assigns, the survivor of them and the survivor's personal representatives and assigns** hereinafter "Grantees", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Lot Number 12, on the Plan of Chase Pointe, Section Five, of record as Instrument No. 200001100003085, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

****For Informational Purposes Only****

The improvements thereon being known as 228 Baylee Mika Place, Joelton, TN 37080

BEING the same property conveyed to James E. Johnson, Jr. from Fox Ridge Homes, Inc., by Warranty Deed dated December 27, 2000 and recorded on January 2, 2001, as Document No. 20010102-0000679, among the Land Records of Davidson County, Tennessee

Tax ID# 02202006100

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY

ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a deed from Fox Ridge Homes, Inc., dated December 27, 2000, and recorded January 2, 2001, in the Register of Deeds for the County of Davidson, as Document No. 0010102-0000679.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging. I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

N.W.

WITNESS Grantor's hand this 21st day of April, 2011.

Witness

James E. Johnson, Jr. {SEAL}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21 day of April, 2011, before me, the undersigned officer duly commissioned and qualified, personally appeared James E. Johnson, Jr., known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

Notary Public

My Commission expires: 11/4/2013

ALVIN JOHNSON, SR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant James E. Johnson Valerie Johnson

Subscribed and sworn to before me this 21st day of April, 2011.

Notary Public

My Commission expires: 11/4/2011

New owners

Person or Agency responsible for taxes:
James E. Johnson, Jr. and Valerie Johnson
228 Baylee Mika Place
Joelton, TN 37080

ALVIN JOHNSON, SR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY