BILL GARRETT, Davidson County
Trans:T20110072838 DEEDQC
Recvd: 11/17/11 14:00 4 pgs
Fees:22.00 Taxes:0.00
20111117-0090087

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 10126571 djl

# QUITCLAIM DEED TO CREATE TENANCY-IN-COMMON

| Address New Owner(s) As Follows: | Send Tax Bills to: | Map Parcel Numbers: |
|---|---|---|
| A. F. JOHNS, JR.<br>JEWELL S. JOHNS<br>P.O. Box 93<br>Smyrna, Tennessee 37167 | A. F. JOHNS, JR.<br>JEWELL S. JOHNS<br>P.O. Box 93<br>Smyrna, Tennessee 37167 | Parcel ID:<br>117130B16800CO |

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we, A. F. JOHNS, JR. and JEWELL S. JOHNS, by these presents do hereby quitclaim and convey unto MICHAEL D. SONTAG, his heirs and assigns, all our right, title and interest in and to the property described on Exhibit A hereto.

AND MICHAEL D. SONTAG in order to create a tenancy in common does hereby quitclaim and convey unto A. F. JOHNS, JR. and wife, JEWELL S. JOHNS, as equal tenants in common, their heirs, and assigns, all his right, title and interest in and to said property.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 1011 Greenwich Park, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 7th day of Nov., 2011.

A. F. JOHNS, JR.

JEWELL S. JOHNS

MICHAEL D. SONTAG

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, A. F. JOHNS, JR. and JEWELL S. JOHNS, the within named bargainors, 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 at Nashville, Tennessee, this 8th day of November, 2011.

Notary Public

My Commission Expires:
5/4/2013

DEANNA TRIETSCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MICHAEL D. SONTAG, the within named 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 Nashville, Tennessee, this 7th day of November, 2011.

Notary Public

My Commission Expires:
3/4/2013

DEANNA TRIETSCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 7th day of November, 2011.

Notary Public

My Commission Expires:
3/4/2013

DEANNA TRIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## EXHIBIT A

Being a certain residential building side identified as Lot No. 1014, on the Plat of Abbottsford – Phase II, or record in Instrument No. 2001-05020044874, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to A. F. JOHNS, JR. and JEWELL S. JOHNS, by deed of record instrument number 20010516-0050582, Register's Office of Davidson County, Tennessee.

10126571.1