BILL GARRETT, Davidson County
Trans:T20120073795 DEEDQC
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Fees:12.00 Taxes:0.00

20121001-0088970

THIS INSTRUMENT PREPARED BY & RETURN TO:
Joel A. Freedman, Esq.
Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329
File # 0816811TN- DMW

STATE OF TENNESSEE

COUNTY OF Rutherford

QUITCLAIM DEED

THIS INDENTURE, dated the 10th day of August, 2012, between **Edward C. Ritchie**, as party of the first part, hereinafter called "Grantor", and **Demarco Johnson and wife, Lateasha Johnson**, party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns, where the context requires of permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of one dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey and forever quitclaim unto the said Grantee, the following described property, to wit:

Lot 60A, on the Zone Lot division, Lots 58 through 62, Phase II, Kimbolton, as shown on plat of record in Plat Book 6900, Page 792-94, amended in Book 6900, Page 899, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being all or part of the same property conveyed to Grantor(s) herein as shown in Quit Claim Deed of even date and record being recorded simultaneously herewith in said Register's Office. #200710230125305 Parcel Number: 53.090.07100

Description contained herein was taken from a prior deed and without benefit of an updated survey. Preparer makes no representation as to the accuracy of said description.

~~TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have claim or demand any right or title to the said premises or appurtenances, or any rights thereof.~~

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by it's duly signed officer and agent the day and year written above.

Edward C. Ritchie
Edward C. Ritchie
Individually and as heir of Andy T Ritchie, Jr.

State of Tennessee

County Rutherford

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Edward C. Ritchie to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed..
WITNESS my hand and Notarial Seal at office on August 10, 2012

Debbie Hofbauer
NOTARY PUBLIC

My Commission Expires:
10/22/2012

Debbie Hofbauer
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

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STATE OF Georgia
COUNTY OF DeKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0 (for recording purposes only), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 13th DAY OF September ~~2010~~ 2012.

Notary Public

My Commission Expires: January 30, 2015

C. BOLDEN NOTARY PUBLIC MY COMMISSION EXPIRES JAN. 30, 2015 DeKALB COUNTY, GEORGIA

NEW OWNER/PARTY RESPONSIBLE FOR TAXES:

Demarco & Lateasha Johnson

910 Tamarrack North

Madison TN 37115