This Instrument Prepared by:
Frank E. Mondelli, Sr.
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

BILL GARRETT, Davidson County
Trans:T20120089032 DEEDQC
Recvd: 11/21/12 08:48 4 pgs
Fees:22.00 Taxes:0.00
20121121-0107259

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Dennis Michael Powell Jr.	same	49-262
3405 Knight Drive		12DZ81855
Nashville, Tennessee 37207		

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, I, **Barbara Johnson,** by these presents do hereby quitclaim and convey unto **Dennis Michael Powell Jr.,** and his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

BEING a tract of land in the 21st Dist. of Davidson County, Tennessee. BEGINNING 184 Feet north, of the south corner of the original tract being the corner of the Old Bond property and Ewing Road, thence running in a northerly direction with Ewing Road 100 feet to a stake running back in an easterly direction between parallel lines 183 feet to a stake; thence in a northerly direction 80 feet to a stake near a creek, thence in an easterly direction 200 feet to a point in the south line, 457 feet from the old corner in the Ewing Road and the Old Bond Corner, thence running westerly with the old line 118 feet to a stake, being the east corner of the lot conveyed to Fred R. Sanders and Clay I. Sanders, thence with Fred R. Sanders and Clay I Sander's line 224 feet to the beginning.

Being the same property conveyed to Susie Yates, a single person by deed from B. F. Sanders and wife, Maggie Sanders of record book 1383, page 72, Register's Office, Davidson County, Tennessee. Susie Yates having since conveyed the subject property to Brenda Jernigan by quitclaim deed of record in Instrument No. 200203220035430, Register's Office, Davidson County, Tennessee, reserving to herself a life estate and power to sell.

This is improved property known as 3405 Knight Drive, Nashville, Tennessee.

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

Witness my hand this 9th day of November, 2012.

Barbara K. Johnson

Barbara Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargain or, Barbara Johnson, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of November, 2012.

FRANK E. MONDELLI, SR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Seal

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-3-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

Sworn to and subscribed before me this 9th day of November, 2012.

NOTARY PUBLIC AT LARGE

FRANK E. MONDELLI, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Seal

My Commission Expires: 11-3-15

Exhibit A

This Instrument Prepared by:

FRANK E. MONDELLI
DUZANE, KOOPERMAN & MONDELLI
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

Davidson County DEEDQC
Recvd: 07/29/08 15:00 2 pg
Fees:12.00 Taxes:0.00
[redacted]
20080729-0077600

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
BARBARA JOHNSON	**Same**	**49-262**
3405 Knight Drive		**12DZ81855**
Nashville, TN 37216		

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, I, **JAMES E. JOHNSON,** by these presents do hereby quitclaim and convey unto **BARBARA JOHNSON,** and her heirs, successors and assigns, any and all right, title and interest, including any marital interest that I may have, in and to the following described tract of land:

Being a tract of land in the 21st Dist. of Davidson County, Tennessee, BEGINNING 184 feet north, of the south corner of the original tract being the corner of the Old Bond property and Ewing Road, thence running in a northerly direction with Ewing Road 100 feet to a stake running back in an easterly direction between parallel lines 183 feet to a stake; thence in a northerly direction 80 feet to a stake near a creek, thence in an easterly direction 200 feet to a point in the south line, 457 feet from the old corner in the Ewing Road and the Old Bond corner, thence running westerly with the old line 118 feet to a stake, being the east corner of the lot conveyed to Fred R. Sanders and Clay I. Sanders, thence with Fred R. Sanders and Clay I. Sanders' line 224 feet to the beginning.

Being the same property conveyed to Barbara Johnson by deed from Brenda Jernigan and Susie Yates, a single person, by Warranty Deed of record by Instrument No. 20021127-0146922 in the Register's Office for Davidson County, Tennessee.

THIS is improved property known as 3405 Knight Drive, Nashville, Davidson County, Tennessee 37207.