BILL GARRETT, Davidson County
Trans:T20130001911 DEEDQC
Recvd: 01/08/13 09:57 2 pgs
Fees:12.00 Taxes:0.00
20130108-0002315

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 OF JAN 2013 2012.

Notary Public

MY COMMISSION EXPIRES: JAN. 7, 2014

(AFFIX SEAL)

ROBERT B. YOUNG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
ROBERT B. YOUNG, ATTORNEY AT LAW, 4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEWIS KENNEDY JOHNSON	Same	056-00-0-020.00
(NAME) 4453 PECAN VALLEY ROAD	(NAME)	
(ADDRESS) NASHVILLE, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE 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 KENNEDY JOHNSON AND WILLIAM DEWAYNE JOHNSON, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF WILLIAM DOUGLAS JOHNSON, DECEASED, FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **LEWIS KENNEDY JOHNSON, WILLIAM DEWAYNE JOHNSON AND JAMES DOUGLAS 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:

Being in the 13th, formerly the 25th Civil District of said County and State, described partly according to a survey made by H. B. Knowles, Surveyor, May, 1947, as follows:

Beginning at a point in the center of Back Creek Road at the southeast corner of a tract of land conveyed to H. L. Cantrell; thence with the center of said road, North 43 Deg. 41' East 300 feet to a point and North 47 deg. 03' East 52 feet to the southwest corner of the property conveyed to Paul L. Reese and wife, by deed from D. A. Reese and wife, of record in Book 2435, page 277, Register's Office for said County; thence with Reese's westerly line northwesterly 160 feet, more or less, to Reese's northwest corner; thence South 77 deg. 30' West 153 feet to a Flat Rock in the center of Back Creek, said point being in the eastern boundary line of a tract of land conveyed to Lee Winfrey; thence with said line and the center of said Creek, South 15 deg. 35' West 184.1 feet feet (sic) to a stake in the northeast corner of said H. L. Cantrell's property; thence with the eastern boundary line of said Cantrell's property, South 11 deg. 41' East 180.8 feet to the beginning.

Being the same property conveyed to William Douglas Johnson and Lewis Kennedy Johnson, as tenants by the entireties (erroneously) and not in common with fee simple title absolute vesting in the last survivor of them by deed dated September 5, 1989 from Douglas P. Reese and wife, Shirley L. Reese of record in Book 7950, page 442, Register's Office for Davidson County, Tennessee. The said William Douglas Johnson having since died leaving Lewis Kennedy Johnson and William Dewayne Johnson, as his devisees under his Last Will and Testament. See Docket No. 11P-589 Seventh Circuit Court, Davidson County, Tennessee, Probate Division.

This legal description is the same as appears on the previous deed of record.

PAMELA MARIE JOHNSON and JAMES DOUGLAS JOHNSON, children of WILLIAM DOUGLAS JOHNSON join in this conveyance to convey any right, title, or interest that they may have as heirs of the Deceased and to further consent and acknowledge the conveyance is being carried out with their consent and knowledge.

Unimproved ( )
This is improved(X) property known as 4453 PECAN VALLEY ROAD, NASHVILLE, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7 day of January, 2013 ~~2012.~~

Lewis Kennedy Johnson
LEWIS KENNEDY JOHNSON

William Dewayne Johnson
WILLIAM DEWAYNE JOHNSON

Pamela Marie Johnson
PAMELA MARIE JOHNSON

JAMES DOUGLAS JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **James Douglas Johnson,** the 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 office this day of January 2013 ~~2012.~~

My Commission Expires: July 7, 2014

ROBERT B. YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Robert B Young
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lewis Kennedy Johnson,** the 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 office this 7 day of January 2013 ~~2012.~~

My Commission Expires: July 7, 2014

ROBERT B. YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Robert B Young
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Pamela Marie Johnson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7 day of January 2013 ~~2012.~~

My Commission Expires: July 7, 2014

ROBERT B. YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Robert B Young
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **William Dewayne Johnson**, the 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 office this 7 day of January 2013 ~~2012.~~

My Commission Expires: July 7, 2014

ROBERT B. YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Robert B Young
Notary Public