QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130100179 DEEDQC
Recvd: 11/26/13 13:58 2 pgs
Fees:12.00 Taxes:0.00

20131126-0121454

B-RL-13-2105

STATE OF Massachusetts
COUNTY OF Barnstable

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Lloyd Regis Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF November, 2013.

Melissa Ann Jackson
Notary Public

MY COMMISSION EXPIRES: 15 June 2018
(AFFIX SEAL)

MELISSA ANN JACKSON NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES JUNE 15, 2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Mark McCann	New Owner	
(NAME)	(NAME)	
2105 Pontotoc Avenue		
(ADDRESS)	(ADDRESS)	08303007500
Nashville, TN 37206-1741		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I **LLOYD REGIS JOHNSON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MARK H. MCCANN, SR. (ALSO KNOWN AS MARK MCCANN)**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 13 ON THE PLAT OF PONTOTOC SUBDIVISION AS OF RECORD IN PLAT BOOK 547, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO CARLA MCCANN-JOHNSON, UNMARRIED BY DEED FROM PAUL KLAPPER AND WIFE, NANCY KLAPPER, DATED 05/25/1994 AND FILED FOR RECORD ON 05/31/1994 IN BOOK 9360, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CARLA M. JOHNSON-THOMAS, A MARRIED PERSON BY DEED FROM CARLA MCCANN-JOHNSON, UNMARRIED, DATED 11/23/2005 AND FILED FOR RECORD ON 12/01/2005 IN INSTRUMENT 200512010144435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID CARLA MCCANN JOHNSON THOMAS DIED INTESTATE ON 12/7/2009, LEAVING LLOYD REGIS JOHNSON AND RICHARD LEON THOMAS JR. AS HER SOLE HEIRS AT LAW AS EVIDENCED BY DOCKET 10P491, CLERK'S OFFICE FOR PROBATE COURT FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO MARK MCCANN BY DEED FROM RICHARD LEON THOMAS, JR., DATED 11/29/2012 AND FILED FOR RECORD ON 12/04/2012 IN INSTRUMENT 201212040111442, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) **unimproved**
(X) **improved**

property known as **2105 Pontotoc Avenue Nashville, Tennessee 37206-1741**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this the 14 day of November, 2013.

Lloyd Regis Johnson

STATE OF Massachusetts

COUNTY OF Barnstable

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lloyd Regis Johnson, 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, this the 14 day of November, 2013.

Melissa Ann Jackson
Notary Public

My Commission Expires: 15 June 2018

MELISSA ANN JACKSON NOTARY PUBLIC JUNE 15 2018

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212