BILL GARRETT, Davidson County
Trans:T20140029299 DEEDQC
Recvd: 04/30/14 08:33 1 pgs
Fees:12.00 Taxes:0.00
20140430-0036098

This instrument prepared by:
Kay B. Housch, Esq. BPR#010995
Suite 310, 222 Second Avenue North
Nashville, Tennessee 37201

File No. 2014-011

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Jennifer Janell Johnson	(NAME) Same as new owner	Map and Parcel # 08103035700
(STREET ADDRESS) 2310 11th Avenue North	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37208	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Elizabeth Hester,** Grantor, does hereby quitclaim and convey unto the said **Jennifer Janell Johnson,** the Grantee herein, her successors, heirs and assigns, all of their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Kellow Acres of record in Book 3842, page 101, Register's Office, Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.
Being the same property conveyed to Odaliah G. Hoggatt by deed of record in Book 4189, page 53, Register's Office, Davidson County, Tennessee; re-recorded in Book 4193, page 913, said Register's Office. The said Odaliah G. Hoggatt having since died testate and devised the described property to Elizabeth Hester by will filed in the Probate Court of Davidson County, Tennessee, Docket No. 08P1206.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 29th day of April, 2014

Elizabeth Hester
Affiant

My commission expires: 12-6-2016
(Affix Seal)

Notary Public

KELLY W. DOUGLAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This is improved property known as 2310 11th Avenue North, Nashville, Tennessee 37208

Witness my hand this 29th day of April, 2014.

Elizabeth Hester
Elizabeth Hester

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, in and for said County and State, Elizabeth Hester with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 2014.

Notary Public
My Commission Expires: 12-6-2016

KELLY W. DOUGLAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subject to encumbrances:

1. 2013 Davidson County real property taxes in the amount of $745.42 are UNPAID AND DELINQUENT; penalty & interest added through April 2014.
   2014 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to debts, claims and taxes, including, but not limited to claims by TennCare, against the Estate of Odaliah G. Hoggatt, deceased.
3. Judgment Lien in favor of LVNV Funding, LLC, as assignee of Sears-Citi/Sears in the amount of $1,203.65 plus interest and costs of suit against Elizabeth Hester of record in Instrument #20091222-0116380, Register's Office, Davidson County, Tennessee.
4. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4083, page 787, Register's Office, Davidson County, Tennessee.
5. Subject to Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4084, page 223, Register's Office, Davidson County, Tennessee.
6. Subject to Restrictions of record in Book 4087, page 776, Register's Office, Davidson County, Tennessee.
7. Subject to all matters shown on Plan of Kellow Acres of record in Book 3842, page 101, Register's Office, Davidson County, Tennessee.