Davidson County DEEDQC
Recvd: 06/04/14 09:19 4 pgs
Fees:22.00 Taxes:0.00
20140604-0048206

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s)	Send Tax Bills To:	Parcel Identification Number
Joan R. Johnson 311 Battle Rd. Antioch, TN 37013	Same	161020000700

EXECUTOR'S QUITCLAIM DEED

WHEREAS, Jesse R. Johnson (the "Decedent") died testate on March 3, 2012, leaving a Last Will and Testament dated August 6, 2004 (the "Will"), which has been admitted to probate by the Seventh Circuit Court of Davidson County, Tennessee, Probate Division on April 20, 2012, Docket # 12P-635; and

WHEREAS, F. Steven Johnson is the duly qualified and acting Executor of the Decedent's estate; and

WHEREAS, the Decedent owned the real property described herein (the "Property") at the time of his death; and

WHEREAS, under the Will, the Property passes to Frances Ann Walker and F. Steven Johnson as Co-Trustees of the Jesse R. Johnson Family Trust (the "Family Trust"); and

WHEREAS, as a result of a non-judicial settlement agreement signed by Joan R. Johnson, Frances Ann Walker and F. Steven Johnson, title to the Property should be, and is, properly vested in Joan R. Johnson; and

NOW, THEREFORE, FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, F. Steven Johnson as Executor of the Decedent's estate, does hereby quitclaim and convey unto Joan R. Johnson, all of his right, title and interest as Executor of the Decedent's estate in and to that certain tract or parcel of land located in Davidson County, Tennessee, all as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of McMurray Woods, Section III, as of record in Book 3300, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description hereof.

Being the same property conveyed to Jesse R. Johnson by deed of record as Instrument No.20040818-0100057, Register's Office for Davidson County, Tennessee, Jesse R. Johnson having since died as stated above.

This is improved property located at 633 McMurray Drive, Nashville, Tennessee 37211.

The foregoing description is the same as that contained in the prior deed.

The Decedent's two children, F. Steven Johnson and Frances Ann Walker, individually and as Co-Trustees of the Family Trust, join in this Deed for the purpose of conveying to Joan R. Johnson any interest they or the Family Trust may have in and to the Property.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 23rd day of April, 2014.

F. Steven Johnson

F. Steven Johnson, individually, and also as Executor of the Estate of Jesse R. Johnson and as Co-Trustee of the Jesse R. Johnson Family Trust

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, F. Steven 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 individually and as the Executor of the Estate of Jesse R. Johnson and as Co-Trustee of the Jesse R. Johnson Family Trust for the purposes therein contained.

WITNESS my hand, at office, this 23 day of April, 2014.

Grace Robertson

Notary Public

My Commission Expires:

3/7/17

GRACE S. ROBERTSON
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

GRACE S. ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Frances Ann Walker, individually and as Co-Trustee of the Jesse R. Johnson Family Trust

STATE OF Virginia)
COUNTY OF Fairfax)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Frances Ann Walker the within named 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 individually and as Co-Trustee of the Jesse R. Johnson Family Trust for the purposes therein contained.

WITNESS my hand, at office, this 7th day of April, 2014.

Notary Public

SEVAN S. OHANIAN NOTARY PUBLIC REG. #7523130 MY COMMISSION EXPIRES 07/30/16 COMMONWEALTH OF VIRGINIA

My Commission Expires:
7/30/14

STATE OF TN)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 9th day of April, 2014.

Notary Public

RENEE F. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
11/3/2015

12679776.2

Affidavit

I, Danielle Burns , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ruth F. Arnold, a notary public for this county and state, Danielle Burns

who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ruth F. Arnold
Notary signature

My Commission Expires: August 17, 2015

Notary Seal:

