THIS INSTRUMENT PREPARED BY:
Grayson Smith Cannon, Esq.
PHILLIPS & INGRUM
117 East Main Street
Gallatin, Tennessee 37066
(615) 452-8030

Based on information provided by the parties.

BILL GARRETT, Davidson County
Trans:T20150014003 DEEDQC
Recvd: 02/26/15 09:19 4 pgs
Fees:22.00 Taxes:0.00
20150226-0016471

QUITCLAIM DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Thomas Johnson, et al.	Same	033 00 0 124.00
4664 South Old 31-W Hwy		
Cottontown, TN 37048		

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

Sworn to and subscribed before me, this 30 day of Oct, 2014.

AFFIANT

NOTARY PUBLIC

My Commission Expires: 3/6/18

JENNIFER SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WHEREAS, EDWARD PAUL JOHNSON died intestate on or about the 3rd day of January, 2014; and

WHEREAS, the said EDWARD PAUL JOHNSON, had previously been married to the late LACY ESTHER JOHNSON, but she preceded him in death on or about November 15, 2001, and the said EDWARD PAUL JOHNSON never having remarried; and

WHEREAS, the Estate of the late EDWARD PAUL JOHNSON thus devolved to his eight (8) children, James Edward Johnson, Paula Sue Morton, Michael Wayne Johnson, David Eugene Johnson, Betty Frances Broussard, Robert Dennis Johnson, Thomas Charles Johnson and Terry R. Clayborn, in equal shares; and

WHEREAS, the intestate heirs of the late EDWARD PAUL JOHNSON desire to convey the real property of the late EDWARD PAUL JOHNSON to various family members in settlement of the Estate of the late EDWARD PAUL JOHNSON.

NOW THEREFORE, for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, TERRY R. CLAYBORN; MICHAEL WAYNE JOHNSON; ROBERT DENNIS JOHNSON; and BETTY FRANCES BROUSSARD and husband, LAWLESS BROUSSARD, JR., ("Grantors") do hereby quitclaim and convey unto THOMAS CHARLES JOHNSON, PAULA SUE MORTON, JAMES EDWARD JOHNSON and DAVID EUGENE JOHNSON, ("Grantees"), as tenants in common such that each owns an equal undivided one-fourth (¼) share, their heirs and assigns, all of their right, title and interest in and to the following described property in Davidson County, Tennessee:

TRACT II: (only)

Described in a plat showing the division of a tract of land in the 11th Councilmanic District of Davidson County, Tennessee, being the property formerly owned by Hattie May Johnson as recorded in Deed Book 4191, page 765, R.O.D.C., Tn. Tract I and Tract II containing 6.786 acres each. Refer to Property Map No. 33. Said plat being made by Donald R. Carver, registered land surveyor, Tennessee License No. 271, on May 4, 1973.

Beginning at a pont N. 19 deg. 00 minutes W. 335.32 feet from the southeast corner of Spero Road and Blair Manor Subdivision, said point being the common corner of Tract I and Tract II as shown on plat described hereinabove; thence north 8 deg. 00 minutes E. 845.30 feet, said line being the common boundary line between Tract I and Tract II to a point; thence S. 22 deg. 10 minutes W. 935.11 feet along the boundary line of Interstate I-65 to a point; thence N. 18 deg. 44 minutes W. 458.82 feet to the point of beginning, containing 6.786 acres, more or less.

Being the same property conveyed to Edward P. Johnson and wife, Lacy Esther Johnson by deed from Hattie May Johnson, James Johnson, Frances M. Johnson and Lillian Johnson, of record in Book 5863, page 181, Register's Office for Davidson County, Tennessee. The said Lacy Esther Johnson since having died.

The said LAWLESS BROUSSARD, JR. joins in this Quitclaim Deed for the purpose of conveying any marital interest which he may have.

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

This is improved property known as 227 Spero Road, Goodlettsville, Tennessee 37072.

WITNESS my hand this 6th day of November, 2014.

Terry R. Clayborn
TERRY R. CLAYBORN

Michael Wayne Johnson
MICHAEL WAYNE JOHNSON

Robert D. Johnson
ROBERT DENNIS JOHNSON

Betty F. Knight-Broussard
BETTY FRANCES BROUSSARD

LAWLESS BROUSSARD, JR.

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, TERRY R. CLAYBORN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

JENNIFER SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, MICHAEL WAYNE JOHNSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

JENNIFER SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, ROBERT DENNIS JOHNSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

JENNIFER SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, BETTY FRANCES BROUSSARD, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

JENNIFER SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, LAWLESS BROUSSARD, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

JENNIFER SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.