Davidson County DEEDQC
Recvd: 03/12/15 10:53 4 pgs
Fees:22.00 Taxes:0.00
20150312-0021209

18977176

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 9th day of February, 2015, by and between **Jeff Johnson and Laura Johnson, divorced,** hereinafter known and referred to as **GRANTORS,** and **Laura Johnson, an unmarried woman,** whose tax mailing address is 1421 Ann Street, Nashville, Tennessee 37216, hereinafter known and referred to as **GRANTEE;**

WITNESSETH:

For and in consideration of the sum of **$0.00**, cash in hand paid by Grantee to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents quitclaim unto the Grantee, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Lot 2 of T. E. Guthries Unrecorded Subdivision of Lots Nos. 58 and 59 on the plan of W. J. Myers Subdivision Maxeys Addition to Brownsville, of record in Book 332, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot 58 fronting 50 feet on the east side of Pennington Avenue, Lot 59 fronts 70 feet on the east side of Pennington, both lots extend back between parallel lines 150 feet to an alley in the rear. The south line of Lot 59 being the north line of Ann Street, said two lots have been resubdivided by the said T.E. Guthries so as to make three lots fronting on Ann Street of 50 feet each. The said 3 lots are numbered consecutively 1, 2 and 3 beginning at Pennington Avenue, making Lot No. 2 herein conveyed front 50 feet on the north side of Ann Street and extend back between parallel lines 120 feet to a dead line.

Being the same parcel conveyed to Jeff Johnson and Laura Johnson from Misty Tobitt and Randy Tobitt, by virtue of a deed dated 2/9/2007, recorded 2/21/2007, in Deed as Instrument No. 20070221-0021519 County of Davidson, State of Tennessee.

Assessor's Parcel No: 072-11-0-224-00

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(E), as same is pursuant to decree of divorce entered in Davidson County Court Case No. 11D-1665, and therefore, no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

IN TESTIMONY WHEREOF, witness the hand of the Grantors herein, all on this the day and year first above written.

Jeff Johnson

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 16 day of January, 2015, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Jeff Johnson.

Notary Public
My Commission Expires:

JEFFREY ROBERT WARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
NASHVILLE

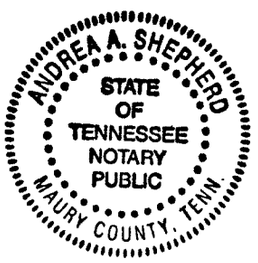
Laura Johnson
Laura Johnson

STATE OF TENNESSEE)
)
Maury COUNTY)

The undersigned, a Notary, does certify that on this 9th day of February, 2015, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Laura Johnson.

Notary Public
My Commission Expires: 03/21/2017

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Laura Johnson
1421 Ann Street
Nashville, Tennessee 37216



Property Owner and Address:
Laura Johnson
1421 Ann Street
Nashville, Tennessee 37216

This instrument prepared without title examination by:
John E. Norman, Esq.
333 West Vine Street, Suite 207
Lexington, KY 40507
(859) 252-1690

True Copy Certification

I, David Bagwell, do hereby make oath that I am a licensed attorney and/or 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.

David Bagwell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Ronna L Tate, a notary public for this county and state, DAVID BAGWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ronna L Tate
Notary's Signature

My Commission Expires: 5/10/16
Notary' Seal (if on paper)

NOTARIAL SEAL
RONNA L TATE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires May 10, 2016