(2)

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150037550 DEEDQC
Recvd: 05/14/15 12:54 2 pgs
Fees:12.00 Taxes:0.00
20150514-0044417

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

B-VRES-15-68

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Candy E. Johnson and Joshua D. Johnson and Reene D. Russell	New Owner	
(NAME)	(NAME)	**119-2-199.00**
68 Jonell Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **JANET RAY,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **CANDY E. JOHNSON AND JOSHUA D. JOHNSON AND REENE D. RUSSELL** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 153 on the Map of Sterling Heights, Section V, as of record in Book 1835, Page 37, Register's Office for Davidson County, Tennessee, to which Plat reference is here made for a more complete and accurate description.

Being the same property conveyed by Deed from Douglas B. Russell and wife, Minnie M. Russell to Edward D. Russell and wife, Ouida Russell as recorded on the 10th day of January, 1969 in Deed Book 4299, Page 982, in the Register's Office of Davidson County, Tennessee. Said Edward D. Russell having since died on March 1, 1991 leaving Ouida Russell the surviving tenant by the entirety. Also being the same property conveyed by Quitclaim from Ouida Russell, a single widow to Candy E. Johnson, married as tenants in common with right of survivorship, as recorded on the 10th day of October, 2001 in Instrument No. 20011010-0110245. Ouida Russell having since died on April 15, 2014. Also being the same property conveyed by Quitclaim Deed from Robert F. Spann, Trustee to Candy E. Johnson, Reene D. Russell and Joshua D. Johnson as tenants-in-common with the right of survivorship as recorded on the 20th day of May, 2014 in Instrument No. 20140520-0043096, in the Register's Office of Davidson County, Tennessee.

Janet Ray, heir at law of Ouida Russell as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. *, executes this instrument for the purpose of clarifying and confirming that she has no interest in said property.

*20150514-0044416
*20150514-0044415

This is **improved** property known as: **68 Jonell Drive, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 11th day of May, 2015.

Janet Ray

Janet Ray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,Janet Ray, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of May, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212