THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc.
625 Main Street
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Joyce Johnson **Affiant**
Subscribed and sworn before me this the
5 **Day of** June, 20 15.
Abby Witt, **Deputy Register**

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 5 day of June, 2015.

My Commission Expires: 9-10-2018

NOTARY PUBLIC

Address New Owners as Follows:
Joyce Johnson
1113 Howard Ave
Nashville, TN 37216

Send Tax Bills To:
New Owner

Map-Parcel:
08310017000

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Joyce Johnson,** GRANTOR, hereby quitclaims and conveys all of its undivided right, title and interest to the hereinafter described property to **Philip Johnson,** GRANTEE. Said property conveyed herein is described as follows:

Being Lot No. 3 on the First Revision of H. G. Hill Lots 3 & 4 of the Resubdivision of Lots 172-175 and 178 & 179, Inglewood Place, Plat Book 9700 Page 272, of record in Instrument No. 20020430 – 0052831, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joyce Johnson by Warranty Deed from Stewart Building Group, LLC, of record in Instrument No. 20030624 - 0086814, Register's Office for Davidson County, Tennessee, dated June 20, 2003 and recorded on June 24, 2003.

This is improved property known as 1113 Howard Avenue, Nashville, TN 37216.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

BILL GARRETT, Davidson County
Trans: T20150044587 DEEDQC
Recvd: 06/05/15 15:00 2 pgs
Fees: 12.00 Taxes: 0.00
20150605-0053159

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 5 day of June, 2015.

Joyce Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Joyce Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the within named bargainor, who executed this instrument for the purpose herein contained.

Witness my hand and seal, at office, this 5th day of June, 2015.

Notary Public

My Commission Expires: 9-10-2018

JERMAINE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY