BILL GARRETT, Davidson County
Trans:T20150063405 DEEDQC
Recvd: 08/03/15 09:25 2 pgs
Fees:12.00 Taxes:0.00
20150803-0076155

This Instrument is prepared by:
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel:**
Vernelia Johnson 2011 Overby Rd. Nashville TN 37207	SAME	071-08-0-092.00

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee(s), and other consideration, the receipt of all of which is hereby acknowledged; **Vernelia Johnson, a single woman** does hereby quitclaim and transfer to **Vernelia Johnson, a single woman and Marcus Johnson, a single man, Joint Tenants with Rights of Survivorship** all of their rights, title and interest in the following parcel of real estate located in **Davidson County, Tennessee** and being further described as follows:

Being the northerly 55 feet of Lot No. 208, on the plan of Map of Section One, Joywood Heights, as the same appears of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Said part of said lot fronts 55 feet on the east side of Overby Road and extends back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Vernelia Johnson, a single woman by deed from Danny Dorsey and Wife, Alice M. Dorsey, dated 07/01/2015, of record in Instrument No. 20150706-0064790, said Register's Office.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) any and all other matters of public record.

****This instrument was prepared from information provided by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished****

This is improved property known as: **2011 Overby Road, Nashville, TN, 37207**

In Witness Whereof, the undersigned has executed this Quitclaim Deed on this 22 day of July 2015.

Vernelia Johnson

Vernelia Johnson

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Vernelia Johnson with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 22nd day of July 2015.

Vanessa E Allen

Notary Public

My Commission expires: 8/18/18

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me under oath this 22nd day of July 2015

Vanessa E Allen

Notary Public

My Commission Expires: 8/18/18

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County