Prepared by: HARGROVE and JENNINGS, LLC, 312-D East Broad Street, Cookeville TN

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, **JAMES ALAN JOHNSON, Administrator of the Estate of Brenda R. Hart, deceased and Individually as the only heir of Brenda R. Hart,** in consideration of ONE ($1.00) DOLLAR in hand paid, the receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim unto the said **JAMES ALAN JOHNSON**, his heirs and assigns, all my right, title, interest and estate, legal and equitable, in and to the following described tract or parcel of land located in DAVIDSON COUNTY, TENNESSEE, to-wit:

BEING Lot No. 2, on the Plan of Twin Lawn Subdivision, Section Two, Resubdivision of Lot 18, of record in Plat Book 8250, Page 540, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

This conveyance is subject to Restrictions in Book 2903, Page 131, said Register's Office.

Subject to all matters appearing on the Plan on record in Plat Book 8250, Page 540, said Register's Office.

This property is improved property, known as 918 A Allen Road, Nashville, TN 37214

Map 096 Group 13-0 Parcel 212

THIS INSTRUMENT IS BEING PREPARED without the benefit of a title search, and the preparer accepts no responsibility and/or liability, as to liens, encumbrances, defects in title, or other such matters that would be disclosed by a title search.

This property has not been surveyed for this conveyance, and the description contained herein is being taken from the previous and last warranty deed, and the preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by a survey.

THE PREVIOUS AND LAST conveyance being a deed from Joseph J. Wright, Jr., to Brenda R. Hart, of record in 20070717-0085033, Register's Office of Davidson County, Tennessee.

See also Davidson Probate Division, Docket Number 14P1183, the Estate of Brenda R. Hart, order for Intestate Administration.

IN TESTIMONY WHEREOF, I have hereunto set my hand, this the 3rd day of August, 2015.

JAMES ALAN JOHNSON, Administrator of the Estate of Brenda R. Hart

JAMES ALAN JOHNSON, Individually as the only heir of Brenda R. Hart

BILL GARRETT, Davidson County
Trans: T20150067010 DEEDQC
Recvd: 08/12/15 09:40 2 pgs
Fees: 12.00 Taxes: 0.00
20150812-0080575

STATE OF TENNESSEE)

COUNTY OF PUTNAM)

PERSONALLY APPEARED before me, the undersigned, Notary Public of this county, **JAMES ALAN JOHNSON, Administrator of the Estate of Brenda R. Hart**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 3rd day of August, 2015.

MARY ANN STELLY STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

Mary Ann Stelly
NOTARY PUBLIC

My Commission Expires: 8/22/2018

STATE OF TENNESSEE)

COUNTY OF PUTNAM)

PERSONALLY APPEARED before me, the undersigned, Notary Public of this county, **JAMES ALAN JOHNSON, Individually as the only heir of Brenda R. Hart**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 3rd day of August, 2015.

MARY ANN STELLY STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

Mary Ann Stelly
NOTARY PUBLIC

My Commission Expires: 8/22/2018

STATE OF TENNESSEE
COUNTY OF _____

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

AFFIANT_____

Subscribed and sworn to before me, this the _____ day of _____, 2015.

My Commission Expires:_____

_____
NOTARY PUBLIC - REGISTER

New Owner & Tax Bills:

JAMES ALAN JOHNSON
373 Nash Ave
Cookeville, TN 38501

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ _____ **Affiant**
Subscribed and sworn before me this the 12 **Day of** August, **20** 15.
Brandi Wells, **Deputy Register**