Return to:
RESOURCE REAL ESTATE SERVICES, LLC
300 Red Brook Blvd.
Suite 300
Owings Mills, MD 21117
(410) 654-5550
File # RI-15-4663

QUIT CLAIM DEED

This document was prepared by:

Mr. Patrick Johnson, Esq.
Tennessee BPRN 7339
Johnson, Scruggs & Barfield
95 White Bridge Road
Suite 508, Cavalier Building
Nashville, Tennessee 37205
Phone: 615-352-8326;
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Davidson County DEEDQC
Recvd: 02/10/16 10:49 5 pgs
Fees:27.00 Taxes:0.00
20160210-0012843

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Ms. Stephanie Johnson 308 Paragon Mills Road Nashville, Tennessee 37211	Same as New Owner	Map 133.12 Parcel 122

Comes now **Beatrice L. Baltimore** (hereinafter called the "Grantor"), does transfer and convey unto **Stephanie D. Johnson** (hereinafter called the "Grantee"), her heirs, successors and assigns any and all interest that he may have in the following ract/parcel of land in Davidson County, Tennessee, described as follows:

Being all of Lot 1 Greenwood Hills Section One, according to plan and survey of record in Plat Book 3106, Page 37 of the Registers Office of Davidson County, Tennessee, to which reference is herein made for more complete details of location and description of said lot.

Being a part of the same property conveyed to Alma H. Johnson, unmarried, and Stephanie D. Johnson, unmarried by deed from Iraj Fani and Narjes Noubnejad, husband and wife, of record at Book 10258, Page 116-118 of the Registers Office for Davidson County, Tennessee.

This is improved property known as 308 Paragon Mills Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and/or successors and assigns, forever.

WITNESS my hand on this the 23 day of December 2015.

Beatrice L. Baltimore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the below listed Notary Public for the aforementioned state and county, personally appeared **Beatrice L. Baltimore** the Grantor named herein, with whom I am personally acquainted and who, upon oath, acknowledged that he is the Grantor named herein, is authorized to make this transfer for the purposes contained herein. Witness my hand on this the 23rd day of December, 2015.

Notary Public

My Commission Expires: 10/31/17

NANCY L. CROW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-31-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.

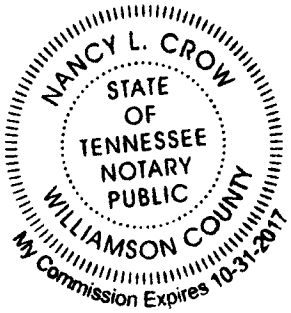
Beatrice L. Baltimore

Beatrice L. Baltimore

Subscribed and sworn to before me on this the 23rd day of December, 2015.

Nancy L Crow
Notary Public

My commission expires: 10/31/17



IN THE PROBATE/ SEVENTH CIRCUIT COURT
FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

IN RE: ESTATE OF	)	
ALMA HICKS JOHNSON,	)	Docket # 15P7
Deceased,	)	

DISTRIBUTEE STATEMENT

I, Beatrice L. Baltimore, being a beneficiary and an heir of the estate of Alma Hicks Johnson and pursuant to T.C.A. § 30-2-601 do hereby acknowledge and state to the court that I am a distributee of this estate, pursuant to the duly probated Will of the Decedent and that I waive any and all requirements that the Personal Representative make any accounting to the Court. I further acknowledge and state to the court that the estate has been properly administered and properly distributed and I further acknowledge final receipt of any and all interest I may have in this estate and do hereby fully release the Personal Representive from any and all liability in connection with this estate.

Beatrice L. Baltimore

NANCY L. CROW
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-31-2017

Sworn to before me on this the 23rd day of December, 2015.

Notary Public

My Commission Expires: 10/31/17

True Copy Certification

I, Millard S. Rubenstein, 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.

Signature

MILLARD S. RUBENSTEIN

State of Maryland

County of Baltimore

Personally appeared before me, Jeremy Kaufman, a notary public for this county and state, Millard S. Rubenstein who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 04-08-2017

Notary' Seal (if on paper)

JEREMY KAUFMAN
NOTARY PUBLIC
BALTIMORE CITY, MD.