QUITCLAIM DEED

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 28 DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sandy L. Johns	**Same**	
(NAME)	(NAME)	**150-14C-38.00**
738 Fox Ridge Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SANDY L. JOHNS AND WILLIAM K. JOHNS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **SANDY L. JOHNS, A FIFTY PERCENT UNDIVIDED INTEREST, AND WILLIAM K. JOHNS, A TWENTY-FIVE PERCENT UNDIVIDED INTEREST, AND SALLY D. JOHNS, A TWENTY-FIVE PERCENT UNDIVIDED INTEREST, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

UNIT NO. 738 IN BRENTWOOD TRACE CONDOMINIUMS, SECTION TWO, A HORIZONTAL PROPERTY REGIME, LOCATED ON FOX RIDGE DRIVE AND STONE BROOK DRIVE, BRENTWOOD, DAVIDSON COUNTY, TENNESSEE, A SHOWN ON THE PLAT OF BRENTWOOD TRACE CONDOMINIUMS, SECTION TWO, RECORED IN BOOK 5200, PAGES 376 AND 377, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 5818, PAGE 915, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENTS, CO-OWNERS AND TENANTS OF BRENTWOOD TRACE CONDOMINIUMS, SECTION TWO, CONTAINED IN MASTER DEED AND THE BY-LAWS APPENDED THERETO, RECORDED IN BOOK 5818, PAGE 915, SAID REGISTER'S OFFICE, ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN. ALSO INCORPORATED HEREIN IS AMENDMENT TO BY-LAWS IN BOOK 5868, PAGE 70, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO SANDY L. JOHNS AND WILLIAM K. JOHNS, BY QUITCLAIM DEED FROM SANDY L. JOHNS, OF RECORD IN INSTRUMENT NUMBER 20041025-0127951, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED SEPTEMBER 30, 2004.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved

property known as **738 Fox Ridge Drive, Brentwood, TN 37027**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160024713 DEEDQC
Recvd: 03/28/16 13:59 3 pgs
Fees:17.00 Taxes:0.00
20160328-0028865

Witness our hands this the 9th day of March, 2016.

William K. Johns

STATE OF Georgia)
COUNTY OF Douglas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William K. Johns**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of March, 2016.

Notary Public

My Commission Expires: 3-14-16

FRANCES HAY NOTARY PUBLIC GEORGIA EXPIRES MARCH 14, 2016 DOUGLAS COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Witness our hands this the 23rd day of March, 2016.

S-SL

Sandy L. Johns

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sandy L. Johns**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of March, 2016.

Notary Public

My Commission Expires:

OFFICIAL SEAL
DONNA T DUNCAN
Notary Public, Georgia
FULTON COUNTY
My Commission Expires
APRIL 23, 2018

OFFICIAL SEAL
DONNA T DUNCAN
Notary Public, Georgia
FULTON COUNTY
My Commission Expires
APRIL 23, 2018