Davidson County DEEDQC
Recvd: 03/28/16 15:34 3 pgs
Fees:17.00 Taxes:0.00
20160328-0029056

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to:
First American-Scottsdale, 9000 East Pima Center Parkway, First Floor, Scottsdale, AZ 85258

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Alice R. Johnson		120-10-0-025.00
1228 Dempsey Drive		
Nashville, TN 37217		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, ALICE R. JOHNSON, widowed-not remarried, surviving spouse of RICHARD JOHNSON, deceased, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ALICE R. JOHNSON, unmarried, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 1228 Dempsey Drive, Nashville, TN 37217, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 63 on the Plan of Seven Oaks, Section Number 4, of record in Book 2133, Page 105, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

TAX ID NO.: 120-10-0-025.00

BEING the same property conveyed to Richard Johnson and Alice R. Johnson, husband and wife, by Deed recorded in Book 11053, Page 354, in the Register's Office of Davidson County, Tennessee. The said Richard Johnson having departed this life on or about March 25, 2007.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1228 Dempsey Drive, Nashville, TN 37217.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of March, 2016.

CAROL DIGIORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-2-2018

Alice R. Johnson (seal)
ALICE R. JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ALICE R. JOHNSON, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name, on this 21 day of March, 2016.

Carol DiGiore
Notary Public
My Commission expires: 7-2-18

VALUATION AFFIDAVIT

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ -0-.

Alice R. Johnson
ALICE R. JOHNSON

Subscribed and sworn to before me this 21 day of March, 2016

Carol DiGiore
Notary Public
My Commission expires: 7-2-18

CAROL DIGIORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-2-2018

True Copy Certification

I, TINA SMITH, on March 22, 2016, do hereby make oath that I am 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.

Tina Smith

Signature

State of Arizona

County of Maricopa

On February 11th, 2016, personally appeared before me, VALORIE GOOD, a notary public for this county and state, TINA SMITH 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: 1/19/2019

Notary' Seal (if on paper)

VALORIE A GOOD
NOTARY PUBLIC, ARIZONA
MARICOPA COUNTY
My Commission Expires
January 19, 2019