QUITCLAIM DEED **This document is intended to correct and clarify the intent of the parties to transfer the all of the property identified below to Alfonso P. Johnson, Jr. in Instrument 20091216-0114516, dated December10, 2009.** Davidson County DEEDQC Recvd: 04/27/16 14:47 5 pgs Fees:27.00 Taxes:0.00 20160427-0041142	**Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.**

THIS INSTRUMENT WAS PREPARED BY: **Stewart Johnson Conner & Manson, LLP, 215 2nd Ave North, Nashville, TN 37201**		
Address of New Owner **Alfonso P. Johnson, Jr.** **215 2nd Ave North** **Nashville, TN 37201**	**Send Tax Bills To** **Alfonso P. Johnson, Jr.** **215 2nd Ave North** **Nashville, TN 37201**	**Map-Parcel Nos.** **069 07 0 015.00** **069 07 0 047.00**

THIS INDENTURE, Made the 15th day of Arpil 2016, between **Ruth Ellene Johnson, Trustee of Trust B under the Last will and testament of Alfonso P. Johnson, Sr. and Ruth Johnson, Executor of the Estate of Sadie R. Johnson** as party or parties of the first part, hereinafter called Grantor, and **Alfonso P. Johnson, Jr.,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

Land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Hydes Ferry Pike at the northwest corner of a tract of land conveyed to John G. Glaus and wife, Beryl Glaus, by deed from Andy Glaus, Sr. and wife of record in Book 1248, page 496, Register's Office for said County; thence with the northwestern bounday line of said John G.

Glaus tract of land north 40° 15' east 163.35 feet to a point in the western boundary line of a tract of land owned by Abernathy, said point being John G. Glaus northeast corner; thence with Abernathy line, northwardly 150 feet, more or less, to a hackberry tree; thence southwestwardly 175 feet more or less, to a point in the center of said Hydes Ferry Pike, said point being 206 feet southeasterly from the intersection of the center line of said Hydes Ferry Pike and the center line of the Whites Creek; thence with the center of said Hydes Ferry Pike, south 47° 30' east 124 feet to the beginning

Being the same property conveyed to A.P. JOHNSON, SR. AND WIFE, SADIE RUTH GALLOWAY JOHNSON, by deed from THOMAS K. SANDERS AND WIFE, CAROL M. SANDERS, of record in Book 3098, page 333, dated July 5, 1960, said Register's Office. SADIE G. JOHNSON further conveyed part of her interest by Quitclaim Deed to DR. A.P. JOHNSON, SR., of record in Book 6122, page 255, dated August 18, 1983, said Register's Office.

Being part of the same property conveyed to RUTH ELLENE JOHNSON, TRUSTEE, by deed from SADIE GALLOWAY JOHNSON, EXECUTRIX OF THE ESTATE OF ALFONSO PERRY JOHNSON, SR., DECEASED, of record in Book 11330, page 452, dated February 4, 1999, said Register's Office. Being further conveyed to ALFONSO P. JOHNSON, JR., by Quitclaim Deed from RUTH ELLENE JOHNSON, TRUSTEE OF THE TRUST B UNDER THE LAST WILL AND TESTAMENT OF ALFONSO JOHNSON, SR., of record in Instrument No. 20091216-0114516, dated December 10, 2009, said Register's Office.

This property is commonly known as **4220 & 4222 Ashland City Hwy., Nashville, TN 37218** with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Ruth Ellene Johnson

Ruth Ellene Johnson, Trustee of Trust B
Under the Last Will and Testament of
Alfonso P. Johnson, Sr.

Ruth Ellene Johnson

Ruth Ellene Johnson, Executrix of
The Estate of Sadie Ruth Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00

AFFIANT

Notary Public

My Commission Expires: 05-08-2017

ANDRE P. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of April, 2016, before me personally appeared, **Ruth Ellene Johnson**, Trustee of Trust B Under the Last Will and Testament of Alfonso P. Johnson, Sr. to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and that she is authorized in her capacity as Trustee of Trust B Under the Last Will and Testament of Alfonso P. Johnson, Sr. to do so.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2016.

Notary Public

My Commission Expires: 05-08-2017

ANDRE P. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2017

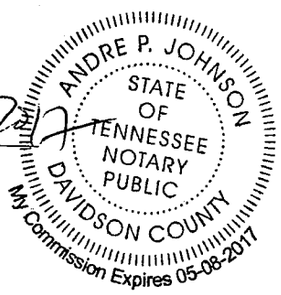
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of April, 2016, before me personally appeared, **Ruth Ellene Johnson,** Executrix of The Estate of Sadie Ruth Johnson to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and that she is authorized in her capacity as Executrix of The Estate of Sadie Ruth Johnson to do so.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2016.

Notary Public

My Commission Expires: 05-08-2017



Certificate of Authenticity

I, Jennifer C. Cole 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.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: 01-06-2020

Notary's Seal (If on paper)

