QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Early Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

N-QCD-16-3

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
EARLY LEE JOHNSON, JR. and LAURA M. JOHNSON	**NEW OWNER**	
(NAME)	(NAME)	**105-04-030.00**
4071 Boyd Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA M. JOHNSON AND MARY ANN COSBY,** hereinafter called the Grantor, has/have bargained and sold, and by these presents do/does transfer and convey unto **EARLY LEE JOHNSON, JR. a 75% UNDIVIDED INTEREST AND LAURA M. JOHNSON, a 25% UNDIVIDED INTEREST, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 35 feet 9 inches of the southerly 71 ½ feet of Lot Nos. 436, 437 and 438 on the plan of Maury and Claiborne's Subdivision as of, page 5, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 436, 437 and 438 fronts 35 feet 9 inches on the easterly side of Claiborne Street and runs back between parallel lines 120 feet to a dead line.

Being a portion of the same property conveyed to LAURA M. JOHNSON and MARY ANN COSBY by Warranty Deed from John W. Barnes and wife, Sam Ella Barnes, of record in Instrument No. 20010315-0024794, Register's Office for DAVIDSON, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3 Claiborne Street, Nashville, Tennessee 37207**.

BILL GARRETT, Davidson County
Trans:T20160056812 DEEDQC
Recvd: 07/05/16 10:07 2 pgs
Fees:12.00 Taxes:0.00
20160705-0068217

Witness my/our hand(s) this the 24 day of JUNE, 2016.

Laura M Johnson
LAURA M. JOHNSON

Mary Cosby
MARY ANN COSBY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA M. JOHNSON, 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 23 day of June, 2016.

Notary Public
My Commission Expires: 10/7/19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Alabama
COUNTY OF Limestone

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ANN COSBY, 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 24 day of June, 2016.

Notary Public
My Commission Expires: My Commission Expires 02-27-2017
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ASHLEY A. KING
NOTARY PUBLIC
ALABAMA STATE AT LARGE