Quitclaim Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF July 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Affix Seal

THIS INSTRUMENT WAS PREPARED BY
Andy Baker (615) 385-1800
P.O. BOX 60824
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	119 10 0 243.00
Gary C. Baker	New Owner	
P.O. BOX 60824	P.O. BOX 60824	
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF ONE THOUSAND DOLLARS AND NO CENTS ($1,000), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE JOYCE JOHNSON, HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO BY THESE PRESENTS DO TRANSFERAND QUITCLAIM AND CONVEY UNTO GARY C BAKER HEREINAFTER CALLED THE GRANTEE (S), 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:

This is improved property, known as 2828 SAINT EDWARDS DRIVE Nashville, TN 37211

See attached legal description: Exhibit A

BILL GARRETT, Davidson County
Trans:T20160062610 DEEDQC
Recvd: 07/21/16 08:45 3 pgs
Fees:17.00 Taxes:3.70
20160721-0074957

Witness my/our hand (s) this 16TH day of July, 2016.

Joyce Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th day of July, 2016.

Notary Public
My Commission Expires:

(Affix SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joyce Johnson and [illegible] and _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 th day of July 2016.

Janet Walker
Notary Public

My Commission Expires:
5-8-18

JANET M. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat of 176, LLC Property, of record in Plat Book 8250, Page 806, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rosie Springer, unmarried and Joyce Johnson, unmarried, by Quitclaim Deed from Rosie Springer, unmarried, recorded June 23, 2010 in Instrument No. 20100623-0049000; being the same property conveyed to Rosie Springer by Quitclaim Deed from Joyce Johnson, recorded February 11, 2008 in Instrument No. 20080211-0013844; and being the same property conveyed to Joyce Johnson, an unmarried woman, by Warranty Deed from Samuel C. Molokwu and wife, Stella E. Molokwu, recorded April 24, 2003 in Instrument No. 20030424-0055526, Register's Office for Davidson County, Tennessee. The said Rosie Springer having since died on September 22, 2012. Her Estate is being administered in the Probate Court for Davidson County, Tennessee, under Docket No. 16P-1029.