BILL GARRETT, Davidson County
Trans:T20160080232 DEEDQC
Recvd: 09/13/16 14:10 4 pgs
Fees:27.00 Taxes:0.00
20160913-0096284

FROM:

SHIRLEY LOUISE JOHNSON

TO;

JACK W. ROBINSON, JR., TRUSTEE

FROM:

JACK W. ROBINSON, JR., TRUSTEE

TO:

SHIRLEY LOUISE JOHNSON

THIS INSTRUMENT WAS PREPARED BY: Jack W. Robinson, Jr. GULLETT, SANFORD, ROBINSON & MARTIN PLLC 150 Third Avenue South, Suite 1700 Nashville, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Shirley Louise Johnson, Affiant Subscribed and sworn to before me, this 29th day of August, 2016. Notary Public My Commission Expires: 10-16-16

Address new owners as follows:

Shirley Louise Johnson
c/o 214 Diane Drive
Madison, TN 37115

Send Tax Bills to:

Same

Map-Parcel Numbers:

Map 103-8
Parcel 234

QUITCLAIM DEED

WHEREAS, the real property described on Exhibit A was conveyed to Grover C. Johnson and wife, Etta Johnson, as tenants by the entirety, by deed from Alvin F. Vincent and wife, Lois J. Vincent, of record in Book 1344, Page 398, and by deed from Katherine Aita Ford, of record in Book 4854, Page 196, Register's Office for Davidson County, Tennessee;

WHEREAS, Grover C. Johnson died on August 8, 1977, and title to such real property vested solely in Etta Johnson, as surviving tenant by the entirety;

WHEREAS, Etta Johnson never remarried after the death of Grover C. Johnson;

WHEREAS, Etta Johnson (a/k/a Etta Louise Johnson) died on September 2, 1992, and pursuant to her Will, which was probated in Davidson County, Tennessee, all real property was devised to and vested in her daughter and sole heir-at-law, Shirley Louise Johnson;

WHEREAS, Etta Johnson's probate proceeding in Davidson County, Tennessee was Probate Court Case No. 100192, and her Will is recorded in Will Book 182, Page 30, Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, this deed is being made to clarify the ownership of the real property described on Exhibit A.

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, **SHIRLEY LOUISE JOHNSON**, hereby remise, release and quitclaim unto **JACK W. ROBINSON, JR., TRUSTEE**, his successors and assigns, that certain real property (Tracts 1 and 2) described on Exhibit A attached hereto and incorporated herein by this reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises. A new legal description not prepared for this transaction. The legal description is the same as the previous deeds of record.

And now, I, the said **JACK W. ROBINSON, JR., TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, hereby remise, release and forever quitclaim unto **SHIRLEY LOUISE JOHNSON**, her heirs and assigns, the same real property (Tracts 1 and 2) hereinabove described and set forth, to which reference is hereby made, and said real property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 13th day of September, 2016.

SHIRLEY LOUISE JOHNSON

JACK W. ROBINSON, JR., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHIRLEY LOUISE JOHNSON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 25th day of August, 2016.

Notary Public

My Commission Expires: 10-18-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACK W. ROBINSON, JR., TRUSTEE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 13th day of September, 2016.

Notary Public

My Commission Expires: 12/06/2016

MY COMMISSION EXPIRES:
December 6, 2016

652214.1

EXHIBIT A

Property Description

Tract 1

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 16 of Block "H" on the Plan of Cherokee Park Subdivision, Section 2, as of record in Book 547, Pages 175 and 176, Register's Office for said County.

Said Lot No. 16 fronts 60 feet on the southerly side of Cambridge Avenue and runs back 118.67 feet on the easterly line and 114 feet on the westerly line to a deadline and measures 60.18 feet thereon.

Tract 1 being the same property conveyed to Grover C. Johnson and wife, Etta Johnson, by deed from Alvin F. Vincent and wife, Lois J. Vincent, of record in Book 1344, Page 398, Register's Office for Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, being the easterly part of Lot No. 17 of Block "H," of the Plan of Cherokee Park Subdivision, Section No. 2, as of record in Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee.

Part of said Lot No. 17 fronts 40.0 feet on the southerly side of Cambridge Avenue and runs back between lines, 110.89 feet on the westerly line and 114.0 feet on the easterly line, to a dead line on which is measured 40.12 feet thereon.

Tract 2 being the same property conveyed to Grover C. Johnson and wife, Etta Johnson, by deed from Katherine Aita Ford, of record in Book 4854, Page 196, Register's Office for Davidson County, Tennessee.

The said Grover C. Johnson died on August 8, 1977, whereupon the property (Tracts 1 and 2 above) became vested in Etta Johnson, as surviving tenant by the entirety. The said Etta Johnson died on September 2, 1992, never having remarried: and pursuant to her duly probated Will, the property (Tracts 1 and 2 above) was devised to, and became vested in, Shirley Louise Johnson, her daughter and sole heir-at-law. Such will is of record in Will Book 182, Page 30, Probate Clerk's Office for Davidson County, Tennessee (Davidson County Probate Court Case No. 100192).

This is improved property known as 3921 Cambridge Avenue, Nashville, Tennessee 37205.