QUITCLAIM DEED THIS CONVEYANCE IS FOR THE PURPOSE OF COMBINING PARCELS.	**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:
Manson Johnson Conner, PLLC, 215 2nd Ave North, Ste. 300, Nashville, TN 37201

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Johnson Family Properties, LLC 5210 Close Circle Nashville, TN 37205	Johnson Family Properties, LLC 5210 Close Circle Nashville, TN 37205	092-12-016.00 Tract 1 092-12-015.00 Tract 2

THIS INDENTURE, Made the 7th day of September, 2016, between **Ruth Ellene Johnson, Executrix of the Estate of Sadie G. Johnson as to Tract I and Ruth Ellene Johnson, Trustee of Trust B under the the Last Will and Testment of Alfonso Percy Johnson, Sr. as to Tract II** as party or parties of the first part, hereinafter called Grantor, and **Johnson Family Properties, LLC,** 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:

BILL GARRETT, Davidson County
Trans:T20160080278 DEEDQC
Recvd: 09/13/16 15:32 4 pgs
Fees:22.00 Taxes:0.00
20160913-0096351

Tract 1
Lot No. 32 and the easterly 25 feet of Lot No. 33 in Bostick's Second Addition to Nashville, Tennessee, a plan of which is of record in Book 21, page 46, Register's Office for Davidson County, Tennessee. Said Lot No. 32 fronts 50 feet on the northerly side of Charlotte Avenue, formerly Cedar Street, and extends back between parallel lines 165 feet to an alley; the easterly 25 feet of Lot No. 33 fronts 25 feet on the north side of Charlotte Avenue, formerly Cedar Street, and extends back northerly between parallel lines 165 feet to an alley.

Being the same property conveyed to Alfonso P. Johnson, Sr. and wife Sadie G. Johnson in Book 6758, page 190, Register's Office for Davidson County, Tennessee. The said Alfonso P. Johnson, Sr. having predeceased Sadie G. Johnson. The said Sadie G. Johnson having said died Testate. Ruth Ellene Johnson was appointed Executrix of the Estate of Sadie G. Johnson with power to sell.

This unimproved property is known as 1900 Charlotte Avenue, Nashville, Tennessee.

Tract II
Land in Davidson County, Tennessee, being the easterly 12.50 feet of Lot No. 34 and the westerly 25.00 feet of Lot No. 33 on the Plan of H.P. Bostick's Second Addition, of record in Book Number 21, Page 46, Register's Office for Davidson County, Tennessee. Said parts of said lots adjoin and front together 37.50 feet on the north side of Cedar Street, or Charlotte Pike, and run back between parallel lin es 165.00 feet to an alley. Land in Davidson County, Tennessee, being the westerly 37.50 feet of Lot No. 34 on the Plan of Bostick's Second Addition, of record in Book Number 21, Page 46, Register's Office for Davidson County, Tennessee. Said westerly part of Lot No. 34 fronts 37.50 feet on the north side of Cedar Street, or Charlotte Pike, and runs back between parallel lines 165.00 feet to an alley.

Being the same property conveyed to Ruth Ellene Johnson, Trustee of Trust B under the Last Will and Testment of Alfonso Percy Johnson in Book 10977, page 129 Register's Office for Davidson, County, Tennessee.

This unimproved property is known as 1902 Charlotte Avenue, Nashville, Tennessee.

This property is commonly known as **1900 and 1902 Charlotte Pike, Nashville, TN 37203** 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,
Executrix of the Estate of Sadie G. Johnson as to Tract I

Ruth Ellene Johnson

Ruth Ellene Johnson,
Trustee of Trust B under the the Last Will and Testment of Alfonso Percy Johnson, Sr. as to Tract II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $10.00

AFFIANT

Notary Public

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

My Commission Expires: 05-08-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of September, 2016, before me personally appeared, **Ruth Ellene Johnson, Executrix of the Estate of Sadie G. Johnson**, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as their free act and deed and that she is authorized to do so as Executrix of the Estate of Sadie G. Johnson.

Witness my hand and official seal at Nashville, Tennessee this 7th day of September, 2016.

Notary Public

My Commission Expires: 05-08-2017



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of September, 2016, before me personally appeared, **Ruth Ellene Johnson, Trustee**, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as their free act and deed and that she is authorized to do so as Trustee of Trust B under the Last Will and Testament of Alfonso Percy Johnson, Sr.

Witness my hand and official seal at Nashville, Tennessee this 7th day of September, 2016.

Notary Public

My Commission Expires: 05-08-2017

