QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160107773 DEEDQC
Recvd: 12/07/16 15:39 2 pgs
Fees:12.00 Taxes:0.00

20161207-0128697

N-QCD-16-1113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUA... REATER,
FOR THIS T...

SUBSCRIBE... DAY OF

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater, for this transfer is
$ _____, **Affiant**
Subscribed and sworn before me this the
7 **Day of** Dec. **, 20** 16.
_____, **Deputy Register**

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)
Joyce Johnson et vir	**NEW OWNER**	
(NAME)	(NAME)	**072-03-0-385.00**
1817 Forrest Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILIP JOHNSON, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOYCE JOHNSON, MARRIED,** 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:

Being Lot No. 3 on the First Revision of H.G. Hill Lots 3 & 4 of the Resubdivision of Lots 172-175 and 178 & 179, Inglewood Place, Plat Book 9700, Page 272, of record in Instrument No. 20020430-0052831, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Philip Johnson from Joyce Johnson by Quitclaim Deed of record in Instrument No. 20150605-0053159, Register's Office for Davidson, Tennessee, dated and recorded on June 5, 2015.

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: **1113 Howard Avenue, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 7 day of December, 2016.

Philip Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 day of December, 2016.

Katie Vincent
Notary Public
My Commission Expires: 7-6-2020
(SEAL)



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