BILL GARRETT, Davidson County
Trans:T20160107830 DEEDQC
Recvd: 12/08/16 08:50 2 pgs
Fees:12.00 Taxes:0.00
20161208-0128780

This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16789

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Lisa Dawn Johnson Hinson, (fka, Lisa Dawn Johnson),** do hereby bargain, sell, release, remise, quitclaim and convey unto **Ronald Alvin Hinson and Lisa Dawn Johnson Hinson, husband and wife,** all my rights, title and interest in and to the following described real estate, to-wit:

Property address: 1419 Springfield Highway, Goodlettsville, TN 37072

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

LAND in the 10th Civil District of Davidson County, Tennessee, BEING Lot No. 96 on the Final Plat of the Resubdivision of Lot 96, Grizzard Manor, Section Four, of record as Instrument No. 20000728-0074669 and by Instrument To Amend Final Subdivision Plat of record as Instrument No. 20050622-0071475, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

INCLUDED in the above described Lot No. 96 on the Plan of Grizzard Manor, Section Four, but expressly EXCLUDED from this conveyance is the property described in a Right of Way Deed to the State of Tennessee of record in Book 6121, page 687, said Register's Office, more particularly and specifically described as follows, to-wit:

PARCEL NO. 1: BEGINNING at a point on the southeast corner of the John Paul Peay etux property said point being on the present northeast right of way line of S.R. 11 on highway project 19032-2207-04; thence north westwardly 200 feet more or less along said present right of way line to a point; thence north 52 deg. 40 min. East 10 feet more or less along Peay's property line to a point on the proposed northeast right of way of S.R. 11 being 50 feet right at paper located station 164+80.12; thence south 48 deg. 48 min. 44 sec. East 197.60 feet along proposed right of way line to a point; thence south 41 deg. 11 min. 16 sec West 8 feet more or less along the southeast property line of Peay to the point of beginning and containing 1,970 square feet.

PARCEL NO. 2: BEGINNING at a point on the proposed northeast right of way line of S.R. 11 on highway project 19032-2207-04; said point being 50 feet right at paper located station 163+10; thence north 48 deg. 48 min. 44 sec. West 170.12 feet along said proposed right of way to a point; thence north 52 deg. 40 min. East 42 feet, more or less to a point 90 feet right at paper located station 164+71.99; thence south 04 deg. 56 min. 30 sec. West 37.2 feet to a point; thence south 48 deg. 48 min. 44 sec. East 140.0 feet to a point; thence south 41 deg. 11 min. 16 sec. West 10 feet to the point of beginning and containing 2,113 square feet.

BEING the same property conveyed to Lisa Dawn Johnson, unmarried, by Warranty Deed from Austin M. Writesman, a married man, dated 7/14/05 and recorded 7/15/05 in Instrument No. 20050715-0082436, Register's Office for Davidson County, Tennessee.
âNOTE: Property is not the marital residence of the grantor.

Initial(s).

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 22nd day of November, 2016.

Lisa Dawn Johnson Hinson

Lisa Dawn Johnson Hinson (fka, Lisa Dawn Johnson)

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of November, 2016, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lisa Dawn Johnson **Hinson,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Jacqueline G Brown

Notary Public

11-5-18

My Commission Expires:

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 22nd day of November, 2016.

Jacqueline G Brown

Notary Public
My Commission Expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tax/Map ID & Parcel:
007-14-0-004.00

New Owners:
1419 Springfield Highway
Goodlettsville, TN 37072

Send Tax Bills to : SAME / NEW OWNER