STATE OF TENNESSEE)
COUNTY OF Davidson)

I HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF THE AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION GIVEN FOR THE TRANSFER IS ZERO DOLLARS ($0.00)

Delia S. Clark

AFFIANT/GRANTEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF March, 2017

L. Bailey

NOTARY PUBLIC

MY COMMISSION EXPIRES

THOMAS BAILEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

BILL GARRETT, Davidson County
Trans:T20170026117 DEEDQC
Recvd: 03/28/17 14:42 2 pgs
Fees:12.00 Taxes:0.00

20170328-0030180

This Instrument Prepared By:
Thomas Bailey & Associates
301 North Creek Blvd #827
Goodlettsville, TN 37072

Name and Address of New Property Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes:	Tax Map Parcel No.:
Delia S. Clark	Same	162-16-0-E-009.00 CO
(Name)		
708 Bell Trace Cove Antioch, Tennessee 37013	Same	
(Address)		

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 21st day of January, 2017, by and between James C. Johnson ("Grantor") and Delia S. Clark. ("Grantee").

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and as a gift to the Grantee and for marital purposes, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the following described real estate, 708 Bell Trace Cove, Antioch, Tennessee 37013, being found at Map-Parcel Number 162-16-0-E-009.00 CO:

LAND in Davidson County, Tennessee, being Lot No.37 on the Plan of Bell Crest, Section One, a Planned Unit Development, as of recorded in Book 7900, Page 753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

SOURCE OF GRANTOR(S)' equitable interest in the property was conveyed to Kenneth C. Hill from Janice A. Hill by Quitclaim Deed in Book__10199__, page___64__, register's office of Davidson County, TN, dated 9/21/1996, instrument #200408090095416 and from Delia S. Clark to Delia S. Clark and James C. Johnson, by Deed of Trust dated December 4, 2015.

SUBJECT to any and all plats, easements, restrictions, and other matters of record. The above legal description is the same as that contained in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to both genders.

IN WITNESS WHEREOF, Grantor(s) have caused this instrument to be executed on the date first above written.

GRANTOR:

James C. Johnson

STATE OF TENNESSEE)

COUNTY OF Rutherford

Before me, the undersigned of the State and County aforesaid, personally appeared James C. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal

at 940 New Salem Hwy, Tennessee this the 21st day of January, 2017.

My Commission expires 10-20-19

Notary Public

CHERYL FAYE GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
OCTOBER 20, 2019