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BILL GARRETT, Davidson County
Trans:T20170026948 DEEDQC
Recvd: 03/30/17 14:07 2 pgs
Fees:12.00 Taxes:0.00
20170330-0031170

THIS INSTRUMENT PREPARED BY:
Judy S. Wells, Attorney
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Maria K. Johnson	NEW OWNER	171-02-0A
103 Villa View Court		002.00CO
Brentwood, TN 37027		

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Donald J. Johnson**, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Maria K. Johnson**, all my interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2 of Brentwood Villa, Phase 1, of record in Plat Book 6900, pages 4 and 5, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Brentwood Villa Condominium of record in Book 6923, page 943, Book 7035, page 115, Book 7101, page 730, re-recorded in Book 7143, page 18, Book 7266, page 84 and Book 7423, page 574, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereunder established over, through or upon the land embracing the regime and buildings thereof, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Donald J. Johnson and wife, Maria K. Johnson by deed from Todd McNeely, recorded as Instrument No. 20130916-0097186 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 103 Villa View Court, Brentwood, TN 37027.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 23rd day of March, 2017.

Donald J. Johnson by Maria K. Johnson as Attorney in Fact

Donald J. Johnson by Maria K. Johnson as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared **Maria K. Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for **Donald J. Johnson**, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Donald J. Johnson**, the bargainor, by the said **Maria K. Johnson**, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 23rd day of March, 2017.

Notary Public

Judy S. Wells State of Tennessee Notary Public Williamson County

My Commission Expires: 6/22/20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 23rd day of March, 2017.

Notary Public

Judy S. Wells State of Tennessee Notary Public Williamson County

My commission expires: 6/22/20