QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 482 DEEDQC
09/13/2017 09:35:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20170913-0093444

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James F. Johnson and Eulene C. Johnson	**New Owner**	
(NAME)	(NAME)	**133-06-224**
3614 Floral Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **ROY JEFFERSON VADEN, III**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **JAMES F. JOHNSON AND WIFE, EULENE C. JOHNSON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Floral Park, as of record in Book 3842, Page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Marshall Busby and wife, Kathie Busby by deed from Willis G. Wells and wife, Jean C. Wells of record on July 29, 1987 in Book 7309, page 759, Register's Office for Davidson County, Tennessee. Kathie Busby having since died on January 17, 1998 leaving Marshall Busby as the surviving tenant by the entirety.

NOTE: Kathie Busby conveyed 70% of ½ undivided interest to Roy Jefferson Vaden, III by Quitclaim Deed dated July 12, 1995 and filed for record on July 21, 1995 in Book 9736, Page 183, Register's Office for Davidson County, Tennessee. Roy Jefferson Vaden, III executes this instrument to convey any interest he may have in and to said property.

This is
( ) unimproved
(X) improved

property known as **3614 Floral Drive, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 11 day of September, 2017.

Roy Jefferson Vaden, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roy Jefferson Vaden, III, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of September, 2017.

Notary Public

My Commission Expires:



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212
Phone: 615-383-2903