THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 13863 DEEDQC
10/16/2017 09:24:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171016-0105533

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00

Affiant

Subscribed and sworn to before me, this 16 day of October, 2017

Notary Public

My Commission Expires: _____

ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zachary S. Johnson and Amy D. Johnson 5837 Beauregard Drive Nashville, TN 37215	New Owner	145-09-0-036.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby **James W. Ward, Jr, married**(hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey **Zachary S. Johnson and Amy D. Johnson, husband and wife** his heirs and assigns all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Tyne Valley Estates, Section 4 of record in Plat Book 3600, Page 10 and amended Book 3701, Page 366, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 43 fronts 208 feet on the Southerly side of Beauregard Drive and extends back 360 feet on the Westerly line and 336.13 feet on the Easterly line, to a dead line in the rear on which it measures 114.46 feet.

Being the same property conveyed by Warranty Deed from Ellyn Gunness and Clark Gunness, wife and husband to Zachary S. Johnson and wife, Amy D. Johnson and James W. Ward, Jr. married, joint tenants with right of survivorship as recorded on the 17th day of May, 2017 in Instrument No. 20170517-0048921; Quit Claim Deed from Ellyn Gunness to Ellyn Gunness and Clark Gunness, wife and husband as recorded on the 8th day of March, 2012 in Instrument No. 20120308-0020204; Quitclaim Deed from Clark Gunness to Ellyn Gunness as recorded on the

22nd day of October, 2009 in Instrument No. 20091022-0097792 and Warranty Deed from Stephen A. Frohsin, and wife, Michelle K. Frohsin to Ellyn Gunness, and Clark Gunness, wife and husband as recorded on the 30th day of September, 2009 in Instrument No. 20090930-0090839, in the Register's Office of Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6 day of October, 2017

James W Ward Jr

James W. Ward, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W. Ward, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6 day of October, 2017.

J Anderson

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018