QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 25337 DEEDQC
11/14/2017 09:27:09 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171114-0116734

Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.

THIS INSTRUMENT WAS PREPARED BY:
Manson Johnson Conner, PLLC, 215 2nd Ave North, Nashville, TN 37201

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Johnson Family Properties, LLC 215 2nd Ave North Nashville, TN 37201	Johnson Family Properties, LLC 215 2nd Ave North Nashville, TN 37201	081-15-0-593.00 081-15-0-592.00 093-13-0-302.00

THIS INDENTURE, Made the 23rd day of December, 2016, between **Ruth E. Johnson, Trustee of the Alfonso P. Johnson Testementary Trust B** as party or parties of the first part, hereinafter called Grantor, and **Johnson Family Properties, LLC** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

See Exhibit A

This property is commonly known as 1622 and 1624 Jefferson Street Nashville, TN 37208 and 1300 Hawkins Street, Nashville TN 37203 with all the rights, members and appurtenances to the said described premises in any way appertaining or belonging.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Ruth E. Johnson

Ruth E. Johnson, Trustee of the Alfonso P. Johnson Testamentary Trust B

STATE OF TENNESSEE)
COUNTY DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00



AFFIANT

Notary Public

My Commission Expires: 05-08-2017

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 28th day of December, 2016, before me personally appeared, **Ruth E. Johnson, Trustee of the Alfonso P. Johnson Testementary Trust B**, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and that as the Trustee of the Alfonso P. Johnson Testementary Trust B, she is authorized to do so.

Witness my hand and official seal at Nashville, Tennessee this 28th day of December, 2016.

Notary Public

05-08-2017



EXHIBIT A

TRACT 1

Land in Davidson County, Tennessee, being Lot Number 11 on the Map of Bransford Realty Company's Subdivision of Lot Numbers 1 and 3 and part of Lot Number 2 on the James Hamilton Tract of record in Book 332, Page 166, Register's Office for Davidson County, Tennessee.

Said Lot Number 11 fronts 37 feet on the northerly side of Jefferson Street and runs back between parallel lines, with the easterly margin of 17th Avenue North, formerly Duval Street and runs back between parallel lines with the easterly margin of 17th Avenue North, formerly Duval Street, 150 feet to an alley.

Being the same property conveyed to A.P. Johnson, Sr., and wife Sadie Ruth Johnson, by deed from M.G. Ferguson, Trustee, with full power of record in Deed Book 4020, Page 814, Register's Office for Davidson County, Tennessee: with the said Ruth Johnson (also known as Sadie Galloway Johnson and Sadie G. Johnson) having subsequently conveyed her entire interest is said property to Dr. A.P. Johnson, Sr. by deed of record in Deed Book 6195, Page 63, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ruth Ellene Johnson, Trustee of Trust B under the Last Will & Testament of Alfonso Percy Johnson, Sr. in Book 11330 Page 476.

Alfonso Perey Johnson, Sr., A.P. Johnson and Dr. A.P. Johnson, Sr., are one and the same person; he died on October 3, 1997.

This is unimproved property known as 1624 Jefferson Street, Nashville, Tennessee.

TRACT 2

Land situated and lying in Nashville, Davidson County, Tennessee and more particularly described as follows:

Being Lot Number 10 in Bradford Realty's Company's Subdivision of record in Book 332, Page 166, Register's Office for Davidson County Tennessee.

Said Lot Number 10 fronts 36.5 fee on the north side of Jefferson Street and extends back between lines 150 feet to an alley in the rear on which it measures 36 feet.

Being the same property conveyed to Alphonso P. Johnson, Sr. and wife Sadie Ruth Johnson, by deed from Henry Hill, Trustee with full power of record in Deed Book 4010, Page 613, Register's Office for Davidson County, Tennessee, with the said Sadie Ruth Johnson (also known as Sadie Galloway Johnson and Sadie G. Johnson) having subsequently conveyed her entire interest in said property to Dr. A. P. Johnson, Sr., by deed of record in Deed Book 6122, Page 261, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ruth Ellene Johnson, Trustee of Trust B under the Last Will & Testament of Alfonso Percy Johnson, Sr. in Book 11330 Page 472.

Alfonso Percy Johnson, Sr., A.P. Johnson and Dr. A.P. Johnson, Sr., are one and the same person; he died on October 3, 1997.

This is unimproved property known as 1622 Jefferson Street, Nashville, Tennessee.

TRACT 3

Being the Westerly one-half (1/2) of Lot No. 8 of the McCall Heirs' Subdivision of Lots Nos. 14 to 19 inclusive and 41 to 66 inclusive, of Sigler's Addition, as of Record in Book 161, page 61 Register's Office for said County.

Said part of lot fronts 50 feet on the north side of Hawkins Street and runs back between parallel lines 205 feet to an alley.

Being the same property conveyed to A.P. Johnson, Sr. and wife Sadie Ruth Johnson by deed from John N. Davis and Cora Davis. As of Record in Book 4436, page 858, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ruth Ellene Johnson, Trustee of Trust B under the Last Will & Testament of Alfonso Percy Johnson, Sr. in Book 11330 Page 456.

This is improved property known as 1300 Hawkins, Nashville, Tennessee.