Bill Garrett Davidson County
Batch# 40035 DEEDQC
12/20/2017 03:49:58 PM 4 pgs
Fees: $27.00 Taxes: $0.00
20171220-0129776

This Instrument Prepared by:
MARTIN A. KOOPERMAN
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID NO:
Justin K. Johnson 1505 Riverside Dr. Old Hickory, TN 37138	Same	53-4-4

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy by the entireties in **JUSTIN K. JOHNSON and wife, VICTORIA M. JOHNSON**. I, **JUSTIN K. JOHNSON** by these presents do hereby quitclaim and convey unto **MARTIN A. KOOPERMAN, Trustee,** his successors and assigns, the following described tract or parcel of land, to-wit:

Land in Davidson County, State of Tennessee, being Lot No. 5A only on the revised Plan of Section "F", Village of Old Hickory, as shown on Plan of record in Book 1424, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Included in the above description but expressly EXCLUDED therefrom is that land conveyed to the United States of America by Mack A. Carter and wife, Barbara S. Carter, of record in Book 2154, Page 263, Register's Office for said County and more particularly described as follows:

A tract of land situated on the left descending bank of the Cumberland River in the Village of Old Hickory, in the 4th Civil District of Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the line of the lands now or formerly of Harold B. and Olivia B. Richards, said point being North 71 deg. 02 min. East 69 feet, from the most southwesterly corner of the lands of said Richards, and the most northwesterly corner of the land of the subject owner, then from the point of beginning and along said Richards' line North 71 deg. 02 min. East 32 feet to a corner common to the lands of said Richards and the land now or formerly of Lowry G. and Adell C. Britton, thence along said Britton line South 12 deg. 58 min. East 143.1 feet to a corner common to the land of said Britton; thence leaving

said Britton line and severing the lands of the subject owner North 25 deg. 30 min. West 141 feet to the point of beginning.

Being the same property conveyed to Justin K. Johnson by deed from Bart R. Comiskey and wife, Atha Comiskey of record in Book 11003, Page 554, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) taxes which have been prorated and assumed by Grantee; (2) all restrictions of record; (3) all easements of record; (4) all visible easements; (5) all matters appearing on the plan of record; and (6) all applicable governmental and zoning regulations.

This is improved property known as 1505 Riverside Road, Old Hickory, Davidson County, Tennessee 37138.

And now, I, the said **MARTIN A. KOOPERMAN, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **JUSTIN K. JOHNSON and wife, VICTORIA M. JOHNSON**, as tenants by the entireties, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand this 14th day of December, 2017.

Justin K. Johnson
JUSTIN K. JOHNSON

Martin A. Kooperman
MARTIN A. KOOPERMAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainer, **JUSTIN K. JOHNSON,** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 2017.

DOMINIC JOSEPH LEONARDO
STATE OF TENNESSEE NOTARY PUBLIC
Seal
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1/8/2019

NOTARY PUBLIC

My Commission Expires: 1/8/2019

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainer, **MARTIN A. KOOPERMAN,** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of December, 2017.

DOMINIC JOSEPH LEONARDO
STATE OF TENNESSEE NOTARY PUBLIC
Seal
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1/8/2019

NOTARY PUBLIC

My Commission Expires: 1/8/2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Justin K. Johnson
AFFIANT

Sworn to and subscribed before me this
18 day of December, 2017.

DOMINIC C. LEONARDO
STATE OF TENNESSEE
NOTARY PUBLIC
Seal PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

NOTARY PUBLIC

My Commission Expires: 1/8/2019