Karen Johnson Davidson County
Batch# 193484 DEEDQC
02/11/2019 08:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190211-0012413

Prepared by and return to:
Jo Anne Justice King
2134 Kidd Road
Nolensville, TN 37135

Address of subject property:
7837 Highway 100
Nashville, TN 37221

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map & Parcel Tax Information
Same as Above	Property Address Paul A. Justice, Jr., James Leslie Justice and Jo Anne Justice King 7837 Highway 100, Nashville, TN 37221	156 00 0 133.00

For and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, receipt and legal sufficiency of which are hereby acknowledged, JO ANNE JUSTICE KING, TRUSTEE, "Grantor" does convey, devise, release, grant and forever quitclaim unto PAUL A JUSTICE, JR., JAMES LESLIE JUSTICE AND JO ANNE JUSTICE KING, "Grantees", her heirs and assigns forever, all of the Grantor's entire right, title and interest in and to the real property located in Davidson County, Tennessee, and being described as follows:

Land in Davidson County, Tennessee being Lot No. 1 and Lot No. 2 on the Plat of Paul A. Justice Subdivision, of record in Plat Book 6200 Page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed Paul A. Justice and wife, Lola J. Justice of record in Book 5950 Page 722, R.O.D.C.T. The said Paul A. Justice, Sr., and Lola Jones Justice, husband and wife, having conveyed the property to Jo Anne Justice [now known as Jo Anne Justice King or Jo Anne J. King] and Paul A. Justice, Sr., Trustees under the Trust Agreement dated January 11, 1986 executed by Paul Andrew Justice, Sr. and Lola Jones Justice as Trustors of record in Book 6769 Page 483, R.O.D.C.T. Jo Anne Justice King, Trustee also having conveyed said property to Jo Anne Justice King, Trustee for the sole purpose to combine three parcels into two parcels in Inst No. 20120417-0032540, said Register's Office of Davidson County, TN. The said Lola Jones Justice having since died July 01, 1986 and the said Paul Andrew Justice, Sr. aka Paul A Justice died November 10, 2000 and Jo Anne Justice King became the sole Trustee. Pursuant to The Trust Agreement dated January 11, 1986, the property is to be distributed to the within named Grantees.

IN WITNESS WHEREOF, this instrument is executed this the 08 day of February, 2019.

Trustee
Jo Anne Justice King, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jo Anne Justice King, Trustee, the within named GRANTOR, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes herein contained.

Witness my hand and official seal at Nolensville, Tennessee, on this the 8th day of February 2019.

JO BAGGETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 08, 2021

Jo Baggett
Notary Public

My Commission Expires: 03/08/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is One Dollar ($1.00).

Karen Mayes
Affiant

Sworn to and subscribed before me this 8th day of February, 2019.

JO BAGGETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 08, 2021

Jo Baggett
Notary Public

My Commission Expires: 03/08/2021

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

