This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 197893 DEEDQC
02/22/2019 10:26:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190222-0016175

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Denise Johnson 1127 39th Avenue North Nashville, TN 37209	New Owner	081-11-0-592.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WILLIAM JOHNSON**, an unmarried man ("Grantor"), does hereby quitclaim and convey unto **WILLIAM JOHNSON** and **DENISE R. JOHNSON**, an unmarried woman, as joint tenants with the right of survivorship (collectively, "Grantee"), and Grantee's heirs and representatives, all of Grantor's right, title and interest in and to the following parcel of real estate located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and the attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 20th day of January, 2019.

GRANTOR:

William Johnson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, William Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of January, 2019.

NOTARY PUBLIC

CANDICE J. HUTCHINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2022

My Commission Expires: 11/8/2022

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 20th day of January, 2019.

NOTARY PUBLIC

TAMMY L. REEVES
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/21/21

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the southerly 35 feet of Lot No. 337, on the plan of McGavock, Wetmore and Others Second Addition, as of record in Plat Book 21, page 41, to which plan reference is hereby made for a more complete and accurate property description and described according to a survey of E. L. Miller, Jr., October 11, 1966.

Said part of said lot fronts 35 feet on the west side of 16th Avenue North and runs back between parallel lines along the northerly margin of Cockrill Street 170 feet to an alley.

Being the same property conveyed to WILLIAM JOHNSON AND WIFE, BERTHA R. JOHNSON, by deed from EMMA JACKSON, UNMARRIED, of record in Book 6071, page 886, dated May 27, 1983, said Register's Office. BERTHA R. JOHNSON having since died leaving WILLIAM JOHNSON, as surviving tenant by the entirety.

This is improved property known as 1601 16th Avenue North, Nashville, Tennessee 37208.

