Karen Johnson Davidson County
Batch# 202100 DEEDQC
03/06/2019 08:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190306-0020175

This Instrument is Prepared By:

James W. Cobb, Esq.
Cobb Law Group, LP
131 Walton Ferry Road, Ste. 11
Hendersonville, TN 37075
615-649-0049

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
WJEJR, LLC	**WJEJR, LLC**	
1022 Virginia Ave.	**1022 Virginia Ave.**	61-11-156
Nashville, TN 37216	**Nashville, TN 37216**	

THIS INSTRUMENT, made and entered into this 4th day of March, 2019, by and between **RUSSELL JOHNS,** *("Grantor")* and **WJEJR, LLC** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **RUSSELL JOHNS,** Grantor, conveys and quitclaims his interests and all of his rights, title and interests, marital or otherwise, in and to the following parcel of described real property, in Davidson County, Tennessee to wit:

> Land in Davidson County, TN, being the westerly 60 feet of Lot No 23 on the Plan of GEORGE BURRUS SUBDIVISION OF LOT 81 OF THE MAPLEWOOD HOME TRACT, of record in Book 421, page 178, Register's Office for Davidson County Tennessee.
>
> SAID part of said lot fronts 60 feet on the southerly side of Virginia Avenue and extends back 101.8 feet on the easterly line and 103.5 feet on the westerly line to a dead line in the rear on which it measures 60 feet.
>
> BEING the same property conveyed to Russell Johns, by Deed from William Joseph Evans, Jr. and Wife, Rita Jones, who together owned an undivided one-fourth interest in said property, of record in Book 10841, Page 912-913, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1022 Virginia Avenue, Nashville, Tennessee 37216.

And now, **RUSSELL JOHNS,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey *all of* its property interest into **WJEJR, LLC.** 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.

IN WITNESS WHEREOF, the Grantor, **RUSSELL JOHNS,** has hereunto set his hand on this the 4th day of March 2019.

Russell B. Johns
RUSSELL JOHNS

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RUSSELL JOHNS,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 4 day of March 2019.

NOTARY PUBLIC

My Commission Expires: 3/3/2020

KAITLIN CHAMPION
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 3/3/2020

STATE OF TENNESSEE)
COUNTY OF Sumner **)**

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Affiant/Grantee: **William Evans, Jr., Sole Member, on behalf of WJEJR, LLC**

Subscribed and sworn to before me this 4 day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 3/3/2020

KAITLIN CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

True Copy Certification

I, James Cobb, 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.

Signature

State of Tennessee

County of Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, ~~[name of person making certification]~~ James Cobb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY