Karen Johnson Davidson County
Batch# 210506 DEEDQC
03/27/2019 02:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190327-0027728

32301

Prepared By and Return To:
Tiffany R. Johnson
1222 Villa Place
Nashville, TN 37212

Information in this document furnished by the parties and relied upon by the preparer of this document.

State of Tennessee
County of Rutherford

The actual consideration of true value whichever is greater is $0.00.

Affiant

Subscribed and sworn to before me, this 25th day of March, 2019.

Notary Public
My Commission Expires: 3/23/21

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

QUITCLAIM DEED

NEW OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL**
Tiffany R. Johnson	**NEW OWNER**	**105-05-0-004.00 (Improved Lot)**
1222 Villa Place		**&**
Nashville, TN 37212		**105-05-0-005.00 (Unimproved Lot)**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMES GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **JAN J. BAILEY, A MARRIED PERSON,** HEREINAFTER CALLED THE GRANTOR(S), DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **TIFFANY R. JOHNSON, A SINGLE PERSON** HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: 105-05-0-004.00 – 1222 Villa Place, Nashville, TN 37212
LAND in Davidson County, Tennessee, being Lot No. 14 on the Map of George I. Waddey's Resubdivision of Lot No. 28 in O.B. Hayes Rokeby Addition, of record in Book No. 421, Page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the easterly side of Villa Place and runs back between parallel lines 152 feet 6 inches to an alley.

TRACT 2: 105-05-0-005.00 - 0 Villa Place, Nashville, TN 37212
LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING the northerly ½ of Lot No. 1 on the Map of the Subdivision of Blocks 37 and 52 and being a part of Block 37 of the O.B. Hayes Rokeby Addition, of record in Book 547, Page 2, Register's Office for Davidson County, Tennessee.

Said part of said lots fronts 28 feet on the easterly side of Villa Place and runs back between lines 152 feet 6 1/2 inches on the south line and 152 feet 6 inches on the north line to an alley on which it measures 28 feet.

BEING the same property conveyed to Bruce A. Johnson, Jr., an undivided one-third (1/3) interest, by Quitclaim Deed from Lerlie Cleveland, Trustee of the Juanita S. Drake Family Trust under agreement dated November 13, 2002, dated 12/22/15 and recorded 1/4/16 in Instrument No. 20160104-0000385; and being the same property conveyed to Jan J. Bailey, an undivided one-third (1/3) interest and unto Tiffany R. Johnson, an undivided one-third (1/3) interest, by Quitclaim Deed from Lerlie Cleveland, Trustee of the Juanita S. Drake Family Trust, under agreement dated November 13, 2002, dated 2/12/10 and recorded 2/17/10 in Instrument No. 20100217-0012018, in the Register's Office of Davidson County, Tennessee.

PRIOR OWNER CHAIN OF TITLE:
Being the same property previously conveyed to Lerlie Cleveland, Trustee of the Juanita S. Drake Family Trust under agreement dated November 13, 2002, by Quitclaim Deed from Gwendolyn Smith, Successor Trustee of the Drake Family Living Trust under agreement dated August 12, 1999, dated 4/27/09 and recorded 4/30/09 in Instrument No. 20090430-0039390; and being the same property previously conveyed to the Drake Family Living Trust, dated August 12, 1999, Juanita S. Drake, Trustee, by Quitclaim Deed from Jan D. Johnson, dated 2/19/02 and recorded 2/21/02 in Instrument No. 20020221-0021969; and being the same property previously conveyed to Jan D. Johnson by Quitclaim Deed from Bruce A. Johnson, dated 8/25/98 and recorded 8/26/98 in Book 11082, Page 93; and being the same property previously conveyed to Bruce A. Johnson and wife, Jan D. Johnson, dated 12/28/90 and recorded 12/31/90 in Book 8266, Page 303, Register's Office for Davidson County, Tennessee.

NOTE: Property consists of two separate tracts, each having a separate parcel number. Previous Deeds have not shown the second parcel number.

Preston T. Bailey, Jr hereby joins in the execution of this instrument for the purpose of conveying any and all of his rights, title and/or interest he may have in the above described property by virtue of his marriage to Jan J. Bailey.

This is improved property known as: 1222 Villa Place, Nashville, TN 37212 & 0 Villa Place, Nashville, TN 37212

Witness my hand this 25th day of March, 2019.

Jan J. Bailey

Preston T. Bailey, Jr

DIANE LITTLE
Notary ID #169917
My Commission Expires
August 16, 2022

STATE OF TEXAS
COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jan J. Bailey and Preston T. Bailey, Jr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MANOR (City), Texas, this 25 day of March, 2019.

Diane Little
Notary Public
My Commission Expires: 8/16/22

I, the undersigned, 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 authorized according to law.

Patrick H. Poole

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, PATRICK H. POOLE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission Expires: 05/02/22

Notary Public

DANIELLE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022