Karen Johnson Davidson County
Batch# 214116 DEEDQC
04/04/2019 11:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190404-0030778

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT WAS PREPARED BY:

Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN PLLC
150 Third Avenue South, Suite 1700
Nashville, TN 37201
(615) 244-4994

The actual consideration for this transfer is NONE.

Affiant

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

SHARON F. MULLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

Notary Public

My Commission Expires: _____

Address New Owner As Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kristi Hargrove 214 Diane Drive Madison, Tennessee 37115	Same	103-8-234

EXECUTRIX'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **KRISTI HARGROVE, EXECUTRIX OF THE ESTATE OF SHIRLEY L. JOHNSON**, deceased (the "Decedent"), who died on March 26, 2018, and whose estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 18P-978, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution of the estate of Decedent pursuant to Decedent's last will and testament dated March 5, 2013, which was duly admitted to probate and is of record in the Probate Court Clerk's Office for Davidson County, Tennessee, hereby remises, releases and forever quitclaims unto **KRISTI HARGROVE**, her heirs and assigns, all of the right, title and interest of Decedent and Decedent's estate in and to a certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property generally known as 3921 Cambridge Avenue, Nashville, Tennessee 37205.

Decedent was one and the same as, and also known as, Shirley Louise Johnson.

This instrument is given, and the Property is quitclaimed, subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument is executed as of the 4th day of April, 2019.

KRISTI HARGROVE, EXECUTRIX
of the Estate of Shirley L. Johnson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTI HARGROVE, EXECUTRIX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Executrix of the Estate of Shirley L. Johnson and is authorized to execute this instrument on behalf of said Estate.

WITNESS my hand, at Nashville, Tennessee, this 4th day of April, 2019.

Notary Public

My Commission Expires: _____

SHARON F. MULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

EXHIBIT A
Property Description

Tract 1

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 16 of Block "H" on the Plan of Cherokee Park Subdivision, Section 2, as of record in Book 547, Pages 175 and 176, Register's Office for said County.

Said Lot No. 16 fronts 60 feet on the southerly side of Cambridge Avenue and runs back 118.67 feet on the easterly line and 114 feet on the westerly line to a deadline and measures 60.18 feet thereon.

Tract 1 being the same property conveyed to Grover C. Johnson and wife, Etta Johnson, by deed from Alvin F. Vincent and wife, Lois J. Vincent, of record in Book 1344, Page 398, Register's Office for Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, being the easterly part of Lot No. 17 of Block "H," of the Plan of Cherokee Park Subdivision, Section No. 2, as of record in Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee.

Part of said Lot No. 17 fronts 40.0 feet on the southerly side of Cambridge Avenue and runs back between lines, 110.89 feet on the westerly line and 114.0 feet on the easterly line, to a dead line on which is measured 40.12 feet thereon.

Tract 2 being the same property conveyed to Grover C. Johnson and wife, Etta Johnson, by deed from Katherine Aita Ford, of record in Book 4854, Page 196, Register's Office for Davidson County, Tennessee.

Tracts 1 and 2 above now comprise Lot 1 on the plan of Cherokee Park, Section Two, for the re-subdivision of Lots 16, 17 and 18, which plan is of record in Plat Book4885, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

The said Grover C. Johnson died on August 8, 1977, whereupon the property (Tracts 1 and 2 above) became vested in Etta Johnson, as surviving tenant by the entirety. The said Etta Johnson died on September 2, 1992, never having remarried, and pursuant to her duly probated Will, the property (Tracts 1 and 2 above) was devised to, and became vested in, Shirley Louise Johnson, her daughter and sole heir-at-law. Such will is of record in Will Book 182, Page 30, Probate Clerk's Office for Davidson County, Tennessee (Davidson County Probate Court Case No. 100192). Also, the property (Tracts 1 and 2 above) is the same property quitclaimed by Shirley Louise Johnson to Jack W. Robinson, Jr., Trustee, and then by him to Shirley Louise Johnson, all in the deed of record as Instrument Number 20160913-0096284, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jack W. Robinson, Jr., 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 DAVIDSON)

Personally appeared before me, Sharon F. Muller, a notary public for this county and state, William T. Smith, 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: _____

Notary's Seal

SHARON F. MULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

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