QUITCLAIM DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

_____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 2019.

_____ Notary Public

COMMISSION EXPIRES: 7-26-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 30 BURTON HILLS BLVD., STE. 210, NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP & PARCEL NUMBER:
Grace E. Johnson, Karen E. Boots, and Shad Boots (Name)	**First Community Mortgage , Inc.** (Name)	**126-14-0-A-039.00-CO**
1521 Davidge Drive (Address)	**275 Robert Rose Drive** (Address)	
Nashville, TN 37221	**Murfreesboro, TN 37129**	

Karen Johnson Davidson County
Batch# 229152 DEEDQC
05/13/2019 11:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190513-0044647

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Grace E. Johnson, a single woman,** hereinafter referred to as Grantor, hereby quitclaims to **Grace E. Johnson, unmarried, and Karen. E. Boots and husband, Shad Boots, as tenants in common with rights of survivorship,** hereinafter referred to as Grantees, their heirs and assigns forever, all of her right, title and interest in the following described real estate, situated in Davidson County, Tennessee, to wit:

Being Lot No. 39, Travis Trace Subdivision, Phase 3 of record in Plat Instrument No. 20180906-0088451, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to The Jones Company of Tennessee, L.L.C., a Missouri Limited Liability Company by Warranty Deed from Travis Property Developers, a Tennessee General Partnership, and Joseph L. Rodgers and Steven M. Adcock and John D. Valiquette dated February 15, 2017 and recorded February 17, 2017 as Instrument No. 201702170016411, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Grace E. Johnson by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri Limited Liability Company, dated May 3, 2019 and recorded May 7, 2019, as Instrument No. 20190507-0042699, in said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

Property Address: 1521 Davidge Drive, Nashville, TN 37221

IN WITNESS WHEREOF, have hereunto set their signatures, on this, the 3 of May, 2019.

Grace E Johnson
Grace E. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grace E. Johnson the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing QuitClaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 3 day of May, 2019.

NOTARY PUBLIC

My commission expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)