TAL

This Instrument prepared by: Chansopheap On 11185 Carston Cv, Arlington TN, 38002

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Dom On on this the 27 day of June, 2019 for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto Chansopheap On all his right, title and interest in and to the following described real estate, to wit:

Karen Johnson Davidson County
Batch# 250422 DEEDQC
06/28/2019 02:09:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190628-0063174

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 27 day of June 2019

Dom On

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Dom On with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 27 day of June, 2019

NANCY L SLONE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires: December 27, 2022

Nancy L Slone
Notary Public

My commission expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.00.

Dom On
Affiant

STATE OF TENNESSEE
COUNTY OF Shelby

Subscribed and sworn before me this the 27 day of June 2019

Nancy L. Slone
Notary Public

My commission expires:

The following information is not a part of this Deed:

Property Address: 305 S. 10th St, Nashville, TN 37206

Owner's Name and Address: Chansopheap On, 11185 Carston Cv, Arlington TN 38002

Parcel Number

Mail Tax Bills to: 11185 Carston Cv, Arlington, TN 38002

NANCY L SLONE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires:
December 27, 2022

Exhibit A

BOOK 3879 PAGE 74 a

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Johnson (NAME)	Lovell & Malone, Inc. (NAME)	18W-12582
305 South 10th Street (STREET ADDRESS OR ROUTE NUMBER)	P. O Box 2675 Arcade Station (STREET ADDRESS)	Map 83-13
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Pa. 518

For and in Consideration of the sum of TEN AND NO/100 - ($10.00) - *DOLLARS*
cash in hand paid by JAMES E. JOHNSON AND WIFE, ROSE L. JOHNSON, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, F. R. ESCUE AND L. C. YOUNG, a partnership, d/b/a ESCUE & YOUNG *have bargained and sold, and by these presents do transfer and convey unto the said* JAMES E. JOHNSON AND WIFE, ROSE L. JOHNSON, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Shelby Hills, Section Three, as of record in Book 3500, page 116, Register's Office for said County.

Said Lot No. 1 fronts 58.93 feet on the easterly side of South 10th Street, and extends back 208.69 feet on the northerly line and 206.94 feet on the southerly line, to an alley in the rear on which it measures 64.71 feet.

BEING part of the property conveyed to F. R. ESCUE AND L. C. YOUNG, a partnership, D/B/A ESCUE & YOUNG, by deed from the Nashville Housing Authority, as of record in Book 3811, page 788, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 3368, page 23; Book 3811, page 788; and subject to conditions set out in plan of record in Book 3500, page 116, Register's Office for said County.

This is unimproved/improved XX property, known as 305 South 10th Street - - Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES E. JOHNSON AND WIFE, ROSE L. JOHNSON their *heirs and assigns, forever.*

And we *do covenant with the said* JAMES E. JOHNSON AND WIFE, ROSE L. JOHNSON, *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except by taxes for the year 1965, which have been prorated and adjusted and are hereby assumed by the grantee.

And we, F. R. ESCUE AND L. C. YOUNG *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* JAMES E. JOHNSON AND WIFE, ROSE L. JOHNSON, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 9th *day of* April, 19 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

F. R. Escue (signature)
(F. R. Escue)

L. C. Young (signature)
(L. C. Young)