Karen Johnson Davidson County
Batch# 299468 DEEDQC
10/10/2019 04:06:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20191010-0104195

OWNER/RESPONSIBLE TAXPAYER:
Andalusia Properties, Inc.
200 Galleria Parkway SE, Ste. 900
Atlanta, Georgia 30339

**When Recorded Return To:**
Heather Townsend
First American Title Insurance Company
National Commercial Services
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
**File No: NCS** 880321

This instrument prepared by
and after recording ~~mail to:~~
Philip West, Esq.
Andalusia Properties, Inc.
200 Galleria Parkway, SE, Suite 900
Atlanta, GA 30339

# QUITCLAIM DEED

**THIS INDENTURE** made as of this 2nd day of October, 2019, by **L. KEN JOHNSON a/k/a LARRY KENNETH JOHNSON, a/k/a KENNETH JOHNSON and FRANCINE NADINE JOHNSON a/k/a NADINE JOHNSON** Grantor, in favor **ANDALUSIA PROPERTIES, INC.**, a Georgia corporation, Grantee:

**W I T N E S S E T H:**

**THAT SAID GRANTOR**, for and in consideration of the sum of **ONE AND NO/100 ($1.00) DOLLAR**, and other good and valuable consideration, to it in hand paid by said Grantee, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and **QUITCLAIMED**, and does by these presents bargain, sell, remise, release and **QUITCLAIM** unto Grantee all of Grantor's right, title and interest in and to the following described premises, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

MAP PARCEL ID NOS.: 043 11 0 142.00; 043 11 0 141.00; 043 11 0 118.00; 043 11 0 117.00; 043 11 0 116.00

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said Grantee, its heirs, representatives, successors and assigns forever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This Quitclaim Deed is given in aid of title for title insurance purposes. Transfer taxes have been paid on the General Warranty Deed recorded simultaneously herewith between Grantor and Grantee.

**IN WITNESS WHEREOF**, the said Grantor has caused this instrument to be executed as of the day and year first above written.

(Signatures begin on the next page)

Grantor:

L. KEN JOHNSON a/k/a LARRY KENNETH JOHNSON a/k/a KENNETH JOHNSON

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Sonya White, a Notary Public of the State and County aforesaid, personally appeared **L. KEN JOHNSON a/k/a LARRY KENNETH JOHNSON a/k/a KENNETH JOHNSON**, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, TN, this day of 24 Sept, 2019.

Notary Public

SONYA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Aug. 4, 2020

My Commission Expires: 8/4/20

(Signatures continue on the next page)

Grantor:

FRANCINE NADINE JOHNSON a/k/a
NADINE JOHNSON

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Sonya White, a Notary Public of the State and County aforesaid, personally appeared **FRANCINE NADINE JOHNSON a/k/a NADINE JOHNSON**, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, TN, this day of 24 Sept, 2019.

SONYA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Aug. 4, 2020

Notary Public

My Commission Expires: 8/4/20

(Signatures continue on the next page)

## OATH OF CONSIDERATION

I hereby swear or affirm that the actual consideration of this transfer is **$-0-.**

Affiant

Subscribed and sworn to before me this 24 day of September, 2019.

Notary Public

My Commission Expires: 8/4/20

SONYA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Aug. 4, 2020

## EXHIBIT "A"

## Legal Description

**Situate** with the corporate limits of the City of Nashville, Davidson County, Tennessee and being the same property of Gina A. Pitts described in Deed Instrument No:20131016-0108016, as recorded in the Register's Office of Davidson County, Tennessee (RODC), the same property of Jerry W. Knight described in Deed Instrument No: 20180802-0075826 (RODC), the same properties of Kenneth & Nadine Johnson described in Deed Instrument No: 20050512-0053722 (RODC) and Deed Book 9798, Page 551 (RODC), the same property of Ken Johnson described in Deed Instrument No: 20120215-0013068 (RODC), and more particularly described as follows:

**Beginning** at a concrete monument found at the intersection of the easterly margin of McArthur Drive (50' wide public right-of-way) and the northerly margin of Old Hickory Boulevard (aka State Route 45) (128' wide public right-of-way), thence with said margin of said McArthur Drive, North 06°06'05" East a distance of 250.40 feet to an iron pin found, said iron pin being the northwest corner of said Johnson property as described in Deed Instrument No. 20050512-0053722 (RODC) and the southwest corner of the Donna D. Stratton property as described in Deed Book 6694, Page 866A (RODC); thence leaving said margin of said McArthur Drive with the northerly line of the said Johnson property and subsequently the northerly line of the said Johnson property described in Deed Book 9798 Page 551 (RODC), South 84°07'29" East a distance of 290.00 feet to an iron pin set in the westerly margin of Myatt Drive (70' wide public right-of-way), said iron pin being the northeast corner of the said Johnson property (Deed Book 9798 Page 551) and the southeast corner of the Ken Johnson property as described in Deed Instrument No: 20051128-0142682 (RODC); thence with the said margin of Myatt Drive and subsequently the northerly margin of State Route 45/Old Hickory Boulevard, the following four (4) courses and distances; 1) South 06°04'47" West a distance of 50.06 feet to an iron pin set; 2) South 06°01'04" West a distance of 99.92 feet to an iron pin set; 3) South 06°11'22" West a distance of 75.42 feet to an iron pin set; 4) a curve to the right, with a radius of 25.00 feet, a chord bearing and distance of South 51°01'57" West, 35.45 feet, and an arc distance of 39.41 feet to an iron pin set in said northerly margin of said Old Hickory Boulevard; thence with said margin of said Old Hickory Boulevard, North 84°07'29"West a distance of 265.00 feet to the **Point of Beginning**, having an area of 1.66 acres (72,480 square feet), more or less.

# True Copy Certification

I, Heather Townsend, 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.

Heather Townsend
Signature

State of GEORGIA

County of FULTON

Personally appeared before me, [~~Name of Notary~~] * Kimberly T. Branch, a notary public for this county and state, [~~name of person making certification~~] ** Heather Townsend 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: 2/28/20
Notary' Seal (if on paper)

Kimberly T. Branch
NOTARY PUBLIC
Cobb County, GEORGIA