QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 304029 DEEDQC
10/22/2019 09:56:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191022-0108026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
200 Madison St.
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachael A. Johnson	New owner	044 15 0 062.00
704 Jones St.		
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **PHILLIP R. JOHNSON, AS ATTORNEY-IN-FACT FOR MARTHA R. JOHNSON, and RACHEL A. JOHNSON F/K/A RACHEL A. BLACKWELL, unmarried** ("Grantor"), by these presents do hereby quitclaim and convey unto **RACHEL A. JOHNSON** ("Grantee"), her heirs and assigns, all our right, title, and interest, in and to the following described tract of land:

Being Lot No. 34, Section A, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan of record in Book 1424, Page 68, recorded July 16, 1948 in the Register's Office for Davidson County, Tennessee, to which plan is hereby referenced to provide a more complete and accurate description thereof. Said Lot fronts 55 feet on Jones Street containing 0.11 acres, more or less;

Subject to and/or reserving one (1) permanent easement 10 feet wide for utilities; and all rights in connection with said easement, including the egress and ingress over the property herein conveyed for servicing easement, are expressly reserved to the Grantor. All as shown on said recorded plan which is made a part of this description by reference thereto.

Being the same property conveyed to Rachel A. Blackwell N/K/A Rachel A. Johnson and Martha R. Johnson, by Quitclaim Deed from Martha R. Johnson, a single widower (William C. Johnson deceased), of record in Instrument No. 20161013-0108272, Register's Office for Davidson County, Tennessee. The said Rachel A. Blackwell having since divorced.

Being improved property also known as 702 Jones St., Old Hickory, Tennessee 37138.

Power of Attorney for Martha R. Johnson recorded simultaneously herewith.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set our hands this the 16th day of October, 2019.

Martha R. Johnson By Phillip R. Johnson Her Attorney-in-Fact

MARTHA R. JOHNSON
BY: PHILLIP R. JOHNSON, HER ATTORNEY-IN-FACT

Rachel A. Johnson F/K/A Rachel A. Blackwell

RACHEL A. JOHNSON F/K/A RACHEL A. BLACKWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Melissa Shaffer, Notary Public for the Davidson County, Tennessee, Phillip R. Johnson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of October, 2019.

My commission expires: ~~11/22/19~~ mbb
11/8/22

Notary Public

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 2019, before me personally appeared Rachel A. Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. Witness my hand, at office, this 16th day of October, 2019.

My commission expires: ~~11/22/19~~ mbb
11/8/22

Notary Public

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON