THIS INSTRUMENT WAS PREPARED BY:

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(From Information Supplied: No Title Examination)

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 24 **day of** October **, 2019.**

Presley M. Brown

NOTARY PUBLIC

1/3/2023

My Commission Expires

PRESLEY M BROWN NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

ADDRESS OF NEW OWNER
Douglas Johnson
3722 Colonial Heritage Drive
Nashville, TN 37217

SEND TAX BILLS TO:
Same

MAP/PARCEL
136-3C-88

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned grantors, **JENNYE M. BAKER and husband, CLAUDE W. BAKER,** of Nashville, County of Davidson, State of Tennessee, do hereby convey and quitclaim unto the Grantee, **DOUGLAS JOHNSON**, his heirs and assigns all of their right, title, and interest in and their Life Estates in the following described tract of real property, to wit:

> A certain Condominium Unit in Davidson County, Tennessee, as described as follows:
>
> Unit No. 38 of Lot 19 on the Plan of Section Two, Heritage Village of Priest Lake Park, of record in Plat Book 5200, page 106, as amended in Book 5459, Page 681, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Jennye M. Brumit (now Baker) by Warranty Deed of record in instrument number 20010409-0034267, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 311327 DEEDQC
11/05/2019 02:13:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191105-0114330

Being the same property conveyed to Douglas Johnson with a Life Estate reserved to Jennye M. Brummit (now Baker) and husband, Claude W. Baker, by Quit Claim Deed of record in instrument number 20180501-0041069, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 3772 Colonial Heritage Drive, Nashville, TN 37217.

The Grantors, **JENNYE M. BAKER and husband, CLAUDE W. BAKER,** expressly convey and transfer to the Grantee, **DOUGLAS JOHNSON**, his beneficiaries and assigns, all of their interests in their Life Estates such that Grantee shall have ownership of the property hereinabove described and set forth in fee simple and shall have full ownership, possession, and use of the property, as well as the rents, revenues, and profits generated by the property.

Said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to **DOUGLAS JOHNSON**, his heirs and assigns forever.

IN WITNESS WHEREOF, the Grantors, **JENNYE M. BAKER and husband, CLAUDE W. BAKER**, have hereunto set their respective hands on this the 11th day of October 2019.

Jennye M. Baker
JENNYE M. BAKER, GRANTOR

Claude W. Baker
CLAUDE W. BAKER, GRANTOR

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 **JENNYE M. BAKER and CLAUDE W. BAKER,** the Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Springfield, Tennessee this 20th day of October 2019.

Presley M. Brown

NOTARY PUBLIC

1/3/2023

My Commission Expires

PRESLEY M BROWN NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY

DOUGLAS JOHNSON, GRANTEE

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 **DOUGLAS JOHSON,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Springfield, Tennessee this 20th day of October 2019.

Presley M Brown

NOTARY PUBLIC

1/3/2023

My Commission Expires

PRESLEY M BROWN NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY