File No.

QUITCLAIM DEED

JAMES C SMITH
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-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of Feb, 2020

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires January 23, 2023

Karen Johnson
Batch# 369095
03/09/2020 08:39:01 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20200309-0025839

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gloria A Johnson	Broker Solutions Inc. New American Funding	MAP 133
(NAME) 3800 Bunny Drive	(NAME) P.O. Box 2968	GROUP 11 0
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Kennesaw, Georgia 30156	PARCEL 157.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Gloria Ann Anderson, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gloria A. Johnson, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point on the easterly margin of Valley Ridge Drive, the common corner of Lots Nos. 191 and 192; thence on the line between said lots, south eastwardly 121.0 feet to the common corner of Lots Nos. 190, 191 and 192; thence on the line between Lots 190 and 191, southwestwardly 120.86 feet to the northerly margin of Bunny Drive; thence along said margin northwestwardly 71.92 feet to a monument, the beginning of a curve; thence around said curve 36.38 feet to a monument on the easterly margin of Valley Ridge Drive; thence along said margin northwardly 86.84 feet to the beginning.

Being the same property conveyed to Gloria Ann Anderson by Quitclaim Deed from Glenn Harold Anderson, dated March 15, 1978 and filed of record in Book 5263, page 390, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Glenn Harold Anderson and wife Gloria Ann Anderson, by Warranty Deed from Roger W. Hord and wife Martha Jo Hord, dated October 5, 1966 and filed of record in Book 4069 page 291, in the Register's Office for Davidson County, Tennessee.

Gloria Ann Anderson, now being known as Gloria A. Johnson, being one in the same person.

This conveyance is made subject to the following:
1) taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **3800 Bunny Drive, Nashville, Tennessee 37211**. Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 26 day of Feb, 2020.

Gloria Ann Anderson

Gloria Ann Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Gloria Ann Anderson, now being known as Gloria A. Johnson , with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of Feb, 2020.

My Commission Expires

NOTARY PUBLIC

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: _____

RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027