THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Mark Baker
424 Church Street
Suite 2000
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 409899 DEEDQC
06/03/2020 04:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200603-0057282

File No.: TN-NAS-200140-REF

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel
1521 Davidge Drive Nashville, TN 37221	1521 Davidge Drive Nashville, TN 37221	Tax Map: Parcel ID: 126-14-0A-039.00-CO

THIS INDENTURE made this 26 day of May, 2020 between, Karen E. Boots and husband, Shad Boots, First Parties
and
Grace Elizabeth Johnson, Second Parties

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Final Plat, Travis Trace Subdivision, Phase 3 of record in Plat at Instrument No. 20180906-0088451, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to The Jones Company of Tennessee, L.L.C., a Missouri limited liability company by Warranty deed from Travis Property Developers, a Tennessee general partnership, and Joseph L. Rodgers and Steven M. Adcock and John D. Valiquette of record in Instrument No. 20170217-0016411 Register's Office for Davidson County, Tennessee, dated February 15, 2017 and recorded on February 17, 2017. (Value of consideration shown in aforementioned deed $1,559,000.00.)

Being the same property conveyed to Grace E. Johnson, an unmarried person by Warranty deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company of record in Instrument No. 20190507-0042699 Register's Office for Davidson County, Tennessee, dated May 03, 2019 and recorded on May 07, 2019. (Value of consideration shown in aforementioned deed $504,876.00.)

Being the same property conveyed to Grace E. Johnson, unmarried, and Karen E. Boots and husband, Shad Boots, as tenants in common with rights of survivorship by Quitclaim deed from Grace E. Johnson, a Single woman of record in Instrument No. 20190513-0044647 Register's Office for Davidson County, Tennessee, dated May 3, 2019 and recorded on May 13, 2019. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1521 Davidge Drive Nashville, Tennessee 37221.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

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

Witness my hand and seal this 26 day of May, 2020

_____(Seal)
Karen E. Boots

_____(Seal)
Shad Boots

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen E. Boots and husband, Shad Boots, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 26 day of May, 2020.

_____
Notary Public

My Commission Expires: _____

KELSEY RENEE HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 08, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

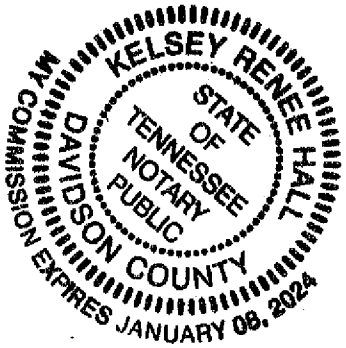
The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 26 day of May, 2020

Notary Public

My Commission Expires: _____



True Copy Certification

I, HILLARY SMITH , 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.

Settlement Agent:
McMichael & Gray, PC

BY: _____
Hillary Smith

State of Tennessee

County of Davidson

Personally appeared before me, Cody R. Gallaher, a notary public for this county and state, Hillary Smith 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: 9-2-2021
(Notary Seal)

CODY R. GALLAHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2021