PREPARED BY:

MICHAEL M. CASTELLARIN, Esq.
95 WHITE BRIDGE ROAD, SUITE 509, CAVALIER BUILDING
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Karen Johnson Davidson County
Batch# 452219 DEEDQC
08/06/2020 03:43:21 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20200806-0087832

QUITCLAIM DEED

Address of New Owner(s)	**Send Tax Bills To:**	**Map and Parcel Numbers**
James D. Johnson	James D. Johnson	147 02 0 111.00
1095 Chickadee Trail	1095 Chickadee Trail	
Kingston Springs, TN 37082	Kingston Springs, TN 37082	

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, by these presents we, **Adam Johnson and Andrew Johnson**, do hereby quitclaim and convey unto **James D. Johnson**, his successors and assigns, all of our right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Being Lot No. 30 on the Plan of Elysian Park, as of record in Book 2331, Page 32, Register's office for said County.

Said Lot No. 30 fronts 166.3 feet on the northerly side of Coventry Drive and runs back between lines, 222 feet on the easterly line and 360.4 feet on the westerly line, to a dead line in the rear on which it measures 218.8 feet.

Being the same property conveyed to **James D. Johnson,** a fifty percent undivided interest; **Adam Johnson,** a twenty five percent undivided interest, and; **Andrew Johnson**, a twenty five percent undivided interest, as tenants in common, by Executor's and Trustee's quitclaim deed executed by James D. Johnson as Trustee of the Johnson Family Living Trust and as the Executor of the Estate of Velma Ann Johnson of record as document number 20200806-0087831 in the office of the Register of Deeds for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including those or record in Book 2592, Page 360 in said Register's office.

This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

This is improved property known as **418 Coventry Drive, Nashville, TN 37211**.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 6th day of August, 2020.

Adam Johnson

Andrew Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan Long Oliver, a Notary Public in and for said County and State, the within named, **Adam Johnson**, the Bargainor, 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 Nashville, Tennessee, this 6th day of August, 2020.

Susan Long Oliver
Notary Public

SUSAN LONG OLIVER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3-8-22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan Long Oliver, a Notary Public in and for said County and State, the within named, **Andrew Johnson**, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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Susan Long Oliver
Notary Public

SUSAN LONG OLIVER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3-8-22

Valuation Oath

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is **$125,000**.

Affiant

Sworn to and subscribed before me, this the 6th day of August, 2020.

Notary Public

My Commission Expires: 3-8-22

