PREPARED BY:

MICHAEL M. CASTELLARIN, Esq.
95 WHITE BRIDGE ROAD, SUITE 509, CAVALIER BUILDING
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Karen Johnson Davidson County
Batch# 461231 DEEDQC
08/21/2020 08:30:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200821-0094364

QUITCLAIM DEED

Address of New Owner(s)
James D. Johnson and
May Lambert
1095 Chickadee Trail
Kingston Springs, TN 37082

Send Tax Bills To:
James D. Johnson and
May Lambert
1095 Chickadee Trail
Kingston Springs, TN 37082

Map and Parcel Numbers
147 02 0 111.00

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, by these presents I, James D. Johnson, do hereby quitclaim and convey to **James D. Johnson, an unmarried person, and May Lambert, an unmarried person, as tenants in common with a right of survivorship**, and to their successors and assigns, all of my 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 from James D. Johnson by a 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, and by quitclaim deed from Andrew Jonson and Adam Johnson, of record as document number 20200806-0087832 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, I have hereunto set my hand on this the 18th day of August, 2020.

James D. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CHRIS LEFEVER, a Notary Public in and for said County and State, the within named, **James D. 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 18th day of AUGUST, 2020.

Notary Public

My Commission Expires: 11/8/2022

CHRIS K LEFEVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Valuation Oath

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ -0-.

Affiant

Sworn to and subscribed before me, this the 18th day of August, 2020.

Notary Public

My Commission Expires: 11/8/2022

CHRIS K LEFEVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY