Karen Johnson Davidson County
Batch# 464734 DEEDQC
08/26/2020 02:18:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200826-0096838

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:
AMBER FLOYD, ESQ. 2687 CENTRAL TERRACE RD. MEMPHIS, TN 38111	SADE JOHNSON 4725 DERBYSHIRE DR. ANTIOCH, TN 37013
	MAP AND PARCEL ID NO.: P/O 151 090A 325.00

QUIT CLAIM DEED

THIS QUITCLAIM DEED is made and entered into by and between **ANTHONY JOHNSON** ("Grantor") and **SADE JOHNSON** ("Grantee") and the for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee all of Grantor's right, title and interest in and to **4725 DERBYSHIRE DRIVE, ANTIOCH, TENNESSEE 37013** ("Subject Property") located in Davidson County, Tennessee in fee simple. The Subject Property is more particularly described as follows, to-wit:

Being all of Lot No. 127, on the plan of Long Hunter Chase, Phase 3 Section 3, a Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20081014-0103113, of the Register's Office of Davidson, County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from JCH Development CO, Inc., a Tennessee Corporation, dated January 14, 2015, appearing of record in Instrument Number 20150120-0005374, of the Register's Office of Davidson County, Tennessee.

Said property being the same property conveyed to Grantor and Grantee as tenants by the entirety via Warranty Deed of record at Instrument Number 20160818-0086413 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Book 9430, page 251, and amended in Book 9534, page 938, Declaration of Annexation of Phase 3, Section 3 in Instrument Number 20130226-0019266; Easement to Nashville/Davidson County for Water Mains of record in Book 8197, page 288; Easement to United States of America/ Tennessee Valley Authority for Transmission Lines of record in Book 2338, page 466; Easement to Tennessee Telephone Company of record in Book 9661, page 919; Certificate of Resolution for JCH Development Company, Inc. of record in Book 9432, page 789; Deed of Conveyance to Nashville/Davidson County of record in Book 4584, page 201; Declaration of Taking to. Tennessee Valley Authority/ United States of America for Easement and Right of Way of record in Book 4446, page 423; Grant of Easement to Crossman Properties of record in Instrument Number 20000906-0088271, and in Instrument Number 20000906-0088272; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 20001030-0107415; Stormwater Detention Agreement of record in Instrument Number 20020718-0086411 and in Instrument Number 20040908-0108434; Charter of Long Hunter Chase Homeowners Association of record in Book 9433, page 953; By-Laws of record in Book 9430, page 251; Quitclaim Deed to Homeowners Association for Open

Ex. A

Space/Common Area of record in Instrument Number 20130501-0043495; and to any and all matters shown on said plat and survey of record in Instrument Number 20081014-0103113; all of said Register's Office.

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

IN WITNESS WHEREOF, the Grantor has executed this Quit Claim Deed, this 8 day of 26, 2020.

GRANTOR
By: _____
ANTHONY JOHNSON

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, on this 26 day of August, 2020, personally appeared **ANTHONY JOHNSON** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

_____
Notary Public

My Commission Expires:
12/18/21

STATE OF TENNESSEE NOTARY PUBLIC
CAROLINA RECASENS
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration or value of the property transferred, whichever greater, is ~~$226,000.00~~ $0.00 SAG

Jade A. Johnson
Affiant

Subscribed and sworn to before me this the 8 day of 26, 2020.

_____
Notary Public

My Commission Expires:
9/6/2022

TYESHA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY