Karen Johnson Davidson County
Batch# 487108 DEEDQC
10/01/2020 10:23:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201001-0113298

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:
Julia Carter Johnson
908A Burchwood Ave
Nashivlle, TN 37216

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
072-09-2G-001.00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Calvin R. Johnson**, unmarried, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Julia Carter Johnson**, unmarried, all our interest, if any whether marital or otherwise, in and to a certain tract of land in Marshall County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 908A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 908 Burchwood Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20151230-0131315 and being shown on Plat attached thereto as Exhibit "B", 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 the same property conveyed to Julia Carter Johnson, unmarried, and Calvin R. Johnson, unmarried, as tenants in common by Warranty Deed from Eric Lesueur and Dawn Lesueur, husband and wife, dated 04/20/2017 and recorded 04/24/2017, of record in Instrument 201704240039861, Register's Office for Davidson County, Tennessee.

This is improved property known as: **908A Burchwood Ave., Nashville, TN 37216**.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 24 day of September, 2020.

Calvin R. Johnson

STATE OF Tennessee

COUNTY OF Gibson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Calvin R. Johnson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 24 day of September, 2020.

Notary Public

MARY JANE MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
GIBSON COUNTY

My Commission Expires: 11.27.22

STATE OF Tennessee

COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Affiant 9/25/2020

Sworn to and subscribed before me this the 25th day of September, 2020.

Notary Public

My commission expires: 3/7/2023