This instrument was prepared by:

Beck and Beck, PLLC
Attorneys at Law
4205 Gallatin Rd.
Nashville, TN 37216

JEFF SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer $48,049.00

AFFIANT

Subscribed and sworn to before me this 24 day of September, 2020

NOTARY PUBLIC

My Comm Expires: 9-7-2021

Address New Owner as follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Patrick Lee Johnson, et ux **4312 Brush Hill Rd.** **Nashville, TN 37216**	Same as Owner	**034 05 0 095.00**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **LARRY EDWARD JOHNSON AND DELORES LYNN JOHNSON KEITH**, for and in consideration of the sum of Ten and No/100 Dollars ($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, **PATRICK LEE JOHNSON,** and **ROXANNE MARIE JOHNSON**, husband and wife, their heirs and assigns, all of my right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, which is described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 18 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in book 421, page 44, Register's Office for said county, described as follows:

Beginning on the northerly margin of Alta Loma Drive, 110 feet eastwardly from the intersection of the easterly line of the L&N. R.R. right-of-way and the northerly margin of said Drive; thence northwardly, parallel to said right-of-way line, 200 feet; thence eastwardly 55 feet; thence southwardly 200 feet to the northerly margin of said Drive; thence westwardly with the northerly margin of said Drive 55 feet to the beginning.

Karen Johnson Davidson County
Batch# 489743 DEEDQC
10/06/2020 08:37:48 AM 2 pgs
Fees: $13.00 Taxes: $177.78
20201006-0115365

Being the same property conveyed to Roy L. Johnson, et ux, from Etta B. Shelton, recorded in Davidson County Register of Deeds Book 2805, page 435. Roy Johnson passed away on October 1, 2008 and his wife Yvonne Nicholson Johnson passed away on May 16, 2018. Mr & Mrs Johnson had three children Delores Lynn Johnson Keith, Larry Edwards Johnson and Patrick Lee Johnson., all living at the time of their death. No probate was filed for either Roy or Yvonne Johnson.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey; but strictly by documents provided by the parties involved.

WITNESS my hand this 22 day of September, 2020.

LARRY JOHNSON

DELORES LYNN JOHNSON KEITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Amanda Pedigo, a Notary Public, in and for said County and State, **LARRY JOHNSON AND DELORES LYNN KEITH,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 22 day of September, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 9, 2022

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022