QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF November 2020.

Notary Public

MY COMMISSION EXPIRES: 1-8-22
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow LLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elita Doa and Rickey T. Johnson	**NEW OWNER**	
(NAME)	(NAME)	**13413001400**
274 Penfield Drive	2921 Old Franklin # 806	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shirley A. Fleming Johnson ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Elita Doa and Rickey T. Johnson, ("Grantees") thier successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Kenilworth Estates, Section II, as of record in Book 2900, page 126, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Rickey Johnson and wife, Shirley A. Fleming Johnson by Warranty Deed from Gail R. Milner, on December 12, 1997, of record at Book 10728, Page 410, Register's Office for Davidson County, Tennessee.

Rickey Johnson and wife Shirley A. Fleming Johnson having divorced effective April 12, 2011, *see* Davidson County Circuit Court, Docket No. 10D3504, said final decree of divorce purported to divest all interest Shirley A. Fleming Johnson had in the property referenced herein. This quitclaim deed is executed for the purpose of effectuating said divorce decree.

Rickey Johnson, having died September 8, 2020, all interest passed to his children and heirs-at-law, the Grantees hereunder, Elita Doa and Rickey T. Johnson, as evidenced in the Small Estate Affidavit for Asset Distribution, of record in Davidson County Circuit Court, Probate Division, Case No. 20P1698, and in Affidavits of Heirship, of record at Instrument No. 20201125-0138180, 20201125-0138181 Register's Office, Davidson County, Tennessee.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is improved property known as: **274 Penfield Drive, Nashville, TN 37211**

Karen Johnson Davidson County
Batch# 520967 DEEDQC
11/25/2020 08:34:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201125-0138182

Witness my hand this the 11 day of November, 2020.

Shirley A. Fleming Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley A. Fleming Johnson (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11 day of November, 2020.

Notary Public
My Commission Expires:

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024