Karen Johnson Davidson County
Batch# 563674 DEEDQC
01/28/2021 03:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210128-0012945

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF September 2020.

Notary Public

MY COMMISSION EXPIRES: 3-17-2024
(AFFIX SEAL)

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Aisha Westbrook	Same as Owner	081-15-0-266.00
(NAME) 25 Bradley Street, Apt 10	(NAME)	
(ADDRESS) Atlanta, GA 30312	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Angela McClendon Johnson** (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey equally to **Aisha Westbrook,** unmarried, and **Dawann Westbrook**, married, as tenants in common (collectively, the "**Grantees**"), their heirs and assigns, all of the Grantor's interest in that certain parcel of real property in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being the easterly 40 feet on the easterly one-half of Lot No. 262 on the Plan of McGavock, Wetmore and Others Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 262 fronts 40 feet on the southerly side of Underwood Street and runs back between parallel lines 50 feet to a dead line.

Being the same property conveyed to Fred Westbrook, Sr. and wife, Virginia Westbrook, by deed from Fred Westbrook, Jr. of record in Book 7775, Page 85, Register's Office, Davidson County, Tennessee. Further being conveyed to Fred Westbrook, Sr. and wife, Virginia Westbrook, by quitclaim deed from Gloria Westbrook of record in Book 10489, Page 119, Register's Office, Davidson County, Tennessee. Further being the same property conveyed to Angela Johnson, as to a one-sixth (1/6) undivided interest, by Administrator's Deed, executed by Angela Johnson, Administrator of the Estate of Virginia Westbrook, of record as Instrument No 20150203-0009944, Register's Office, Davidson County, Tennessee.

This is improved property located at 1501 Underwood Street, Nashville, Tennessee 37209.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property. This Quitclaim Deed has been prepared without the benefit of a title search and utilizes the legal description set forth in the previous deed in the chain of title.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed effective as of the 12th day of August, 2020.

GRANTOR:

Angela McClendon Johnson

STATE OF TEXAS)

COUNTY OF BEXAR)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Angela McClendon Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 12 day of August, 2020.

Notary Public

My Commission Expires

TRACY LYNN SHELTON
Notary Public, State of Texas
Comm. Expires 11-09-2021
Notary ID # 131339880

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

Notary Public

My Commission Expires: March 17, 2024