Karen Johnson Davidson County
Batch# 563675 DEEDQC
01/28/2021 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210128-0012948

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)

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	092-05-0-074.00
(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 Lot No. 123 on the Plan of College Hill, Section V, of record in Book 2900, Page 42, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fred E. Westbrook, Sr. and wife, Virginia G. Westbrook, by deed from L.A. Bowman, Jr. of record in Book 9911, Page 965, 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 20150203-0009946, Register's Office, Davidson County, Tennessee.

This is improved property located at 3503 Geneva Circle, 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.



Notary Public

My Commission Expires: March 17, 2024