**Prepared By:**
Anna Johnson
1002a Caldwell Ave
Nashville, TN 37204

**After Recording Return To:**
1002a Caldwell Ave
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 570987 DEEDQC
02/09/2021 11:11:04 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20210209-0018414

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# QUITCLAIM DEED

On January 04, 2021 THE GRANTOR(S),

- Justin Johnson, a single person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Anna Johnson, a single person, residing at 1002a Caldwell Ave, Nashville, Davidson County, Tennessee 37204

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 105-09-0Z-001.00

Mail Tax Statements To:
Anna Johnson
1002a Caldwell Ave
Nashville, Tennessee 37204

**[SIGNATURE PAGE FOLLOWS]**

**Grantor Signatures:**

DATED: 1.04.2021

Justin Johnson

Nashville, Tennessee, DAVIDSON

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 04 day of January, 2021, before me personally appeared Justin Johnson, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

MARCIA N. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Notary Public

Title (and Rank)

My commission expires May 09, 2023

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Affiant's Name: Anna Johnson

City/County of Nashville / Davidson

State of Tennessee

ALL PURPOSE NOTARY ACKNOWLEDGEMENT

On this 4th of February, 21 before me (Notary) Falecia R. Murray

Personally appeared Anna Johnson

Notary Signature: _____ Exp: 05/09/23

FALECIA R. MURRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A of 1002 Caldwell Avenue Townhomes, a Horizontal Property Regime with Private Elements, as described in the Declaration of Covenants, Conditions and Restrictions for 1002 Caldwell Avenue Townhomes of record in Instrument Number 20150121-0006000, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and related to the units, property, co-owners and tenants of 1002 Caldwell Avenue Townhomes contained in said Declaration, the Plat filed as Exhibit "C" to said Declaration and Bylaws appended thereto as Exhibit "B" are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to the within named grantor(s) by Deed recorded simultaneously herewith in Book _____, Page _____ or Instrument No. 20160414.0035901, Register's Office for said County.