Karen Johnson Davidson County
Batch# 579411 DEEDQC
02/26/2021 11:35:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210226-0024624

QUITCLAIM DEED

FROM: **JERRY LONDON**

TO: **JULIE S. JOHNSON, JOSEPH JOHNSON, and CHRISTI PEOPLES**

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	MAP & PARCEL NO.
Julie S. Johnson Joseph Johnson Christi Peoples 520 East Nocturne Drive Nashville, TN 37207	SAME	70-4-81.01

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
315 Deaderick Street
Suite 1550
Nashville, Tennessee 37238
(615) 244-7708

CARMON B. PRESLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

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 29th DAY OF July, 2020.

NOTARY PUBLIC

My Commission Expires: 2-28-23

FOR LOVE AND AFFECTION AND CONSIDERATION of the premises and other good and valid consideration, the party of the first part hereto **Jerry London,** surviving spouse of Judi E. Johnson London, do hereby convey all rights, title and interest to said parties of the second part, **Julie S. Johnson, Joseph Johnson and Christi Peoples**, the parcel or Lot of land hereinafter described.

LAND in Davidson County, Tennessee, being part of Block "B" on the Map of Dewey Heights Subdivision, as of record in Plat Book 161, Page 94, Register's Office for said County, being designated as Tracts Nos. 11 and 12 on the unrecorded map of the same for Edith R. Howse Wright made by John M. Sullivan, Civil Engineer May 13, 1958, as follows:

BEGINNING at a point at the southwest corner of Chris Street and Manila Street; thence with the margin of Manila Street South 15 degrees 45 feet west 29.5; south 31° 12' west 74.1 feet to a point South 36° 26' west 32.9 feet to the corner of Lots 10 and 11; thence with the line between said Lots, north 53° 29' west 11 feet to a point; thence north 52° 54' east 68.6 feet to the southerly margin of Chris Street; thence with the margin of the same, north 86° 35'

Being the same property conveyed to Judi E. Johnson by Theresa H. Davis, a/k/a Theresa Mai Davis by Kita W. Johnson as Attorney-in-Fact, of record in Register's Office for Davidson County, Tennessee, in instrument # 20041202-0143738. The said Judi E. Johnson London having since died intestate.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property located at 520 East Nocturn, Nashville, TN 37207

And now I, **JERRY LONDON** convey unto **JULIE S. JOHNSON, JOSEPH JOHNSON and CHRISTI PEOPLES** the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29 day of July, 2020.

JERRY LONDON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, **JERRY LONDON** the grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2020.

Notary Public

My commission expires 2-28-23

CARMON B. PRESLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON