Name and Address of New Owner:
Ernest L. Johnson, Sr.
7252 Highway 70 South #1108
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 579468 DEEDQC
02/26/2021 12:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210226-0024730

Map & Parcel No: 142070F05200CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ernest L. Johnson, Sr., and Elaney N. Johnson, both unmarried, as Tenants in Common with the Right of Survivorship,** "the Grantor," convey and quitclaim unto **Ernest L. Johnson, Sr. an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 52, Unit 1108 of Bellevue Common Townhomes, created under Title 66, Chapter 27, Section 101 et seq., as established by a Master Deed recorded as Instrument No. 200007200071772, re-recorded as Instrument No. 290008280084760, in Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elementsappurtenant to said Unit, Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Ernest L. Johnson, Sr., and Elaney N. Johnson,both unmarried, as Tenants in Common with the Right of Survivorship by Quitclaim Deed from Ernest L. Johnson, Sr., unmarried dated August 12th 2013 and recordedAugust 21st 2013 of record in Instrument No. 20130821-0088105, said Register's Office, Davidson County, Tennessee. Further being the same property conveyed to Ernest L. Johnson, Sr., unmarried by Warranty Deed from Adam Hall and wife, Thais Soares Hall dated August 12th 2013 and recorded August 21st 2013 of record in Instrument No. 20130821-0088103, said Register's Office, Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 15th day of February, 2021.

_____ (SEAL)
Ernest L. Johnson, Sr.

_____ (SEAL)
Elaney N. Johnson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Ernest L. Johnson, Sr. and Elaney N. Johnson, the within named bargainor, 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 this 15th day of February, 2021.

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

WILLIAM D. CASTLEMAN JR. DAVIDSON COUNTY

Sworn to and subscribed before me this
15th day of February, 2021.

_____
Notary Public
My commission expires: 05/09/2023

File # 20-1542

True Copy Certification

I, Connie Taylor, 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

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212