Karen Johnson Davidson County
Batch# 673411 DEEDQC
07/08/2021 01:16:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210708-0092240

THIS INSTRUMENT WAS PREPARED BY:
Martin Sir & Associates
424 Church Street, Suite 2250
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OR VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE SECTION 67-4-409(a)(5).

Address New Owner as Follows:	Sent Tax Bills to:	Map-Parcel
Mr. Joey Johnson 3004 Runabout Drive Nashville, Tennessee 37217	Mr. Joey Johnson 3004 Runabout Drive Nashville, Tennessee 37217	136-14-97

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409 (a) (3) (E) and is executed in accordance with the terms and conditions in the Marital Dissolution Agreement executed in that certain case styled JOEY JAYRUN JOHNSON v. PAULA (STARKS) JOHNSON, Docket No. 16731, in the Chancery Court for Cheatham County, Tennessee.

Accordingly, Paula Johnson ("Grantor") does hereby quitclaim unto Joey Johnson ("Grantee"), her successors, heirs and assigns, all of his right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot NO. 70 on the Plan of Harbour Town Village, Section 1, as of record in Book 4675, pages 3 and 4, Register's Office for said County. Said Lot No.70 fronts 04.76 feel on the west side of Runabout Drive and extends back 136.30 feet on the north line and 127.50 feet on the south line to a dead line measuring 108.00 feet thereon.

Being the same property conveyed to Fred Fraker and Dorothy Fraker as tenants in common with right of survivorship, by deed of record in Book 5376, Page 489, Register's Office for Davidson County, Tennessee. Fred Fraker having since died.

Being the same property conveyed to Paula Johnson ("Grantor") and Joey Johnson ("Grantee") as tenants in common with right of survivorship, dated December 11, 2002, by deed of record in Book 20021211, Page 0153072, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3004 Runabout Drive, Nashville, TN 37217, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MARTIN SIR & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLED EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, I have hereunto set my hand on this 25 day of June 2021.

Paula Johnson
PAULA JOHNSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

BRANDES B. HOLCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paula Johnson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of June, 2021.

Notary Public

My Commission Expires: 11/8/2022

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after being first duly shown according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled JOEY JAYRUN JOHNSON v. PAULA (STARKS) JOHNSON, Docket No. 16731, in the Chancery Court for Cheatham County, Tennessee, and that there was no other consideration given for this matter.

Joey J. Johnson
JOEY JOHNSON

Sworn to and subscribed before me, this 29 day of June, 2021.

Notary Public

My Commission Expires: 11/8/2022

BRANDES B. HOLCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022