This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 723023 DEEDQC
09/23/2021 03:50:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210923-0128236

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Harold E. Johnson, et ux	Same	106-05-0
108 Chesapeake Court		92.00
Lebanon, TN 37087		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **HAROLD E. JOHNSON** ("Grantor") does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **HAROLD E. JOHNSON and wife, DORA JEAN JOHNSON**, and their successors, heirs and assigns. The real estate is described as follows:

> LAND in Davidson County, Tennessee, being the south 33.5 feet front and 32.3 feet rear of Lot No. 21 and Lot Nos. 22 and 23, on the Map of A. M. Brown's Lands, of record in Book 57, Page 126, Register's Office for Davidson County, Tennessee, and described according to a survey made by Cherry Land Surveying, Surveyor No. 1512, dated February 12, 1991, as follows:
>
> Said Lots front 133.50 feet on the east side of Polk Avenue and run back 132.50 feet on the south line and 132.51 feet on the north line, and measuring 132.30 feet on the rear line.
>
> Being the same property conveyed to Harold E. Johnson by Warranty Deed from Mead Realty Group, Inc., of record in Book 8303, Page 590, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 23rd day of September, 2021.

Affiant

Notary Public

My Commission Expires:

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires JULY 12, 2022

This is improved property, known as 77 Polk Avenue, Nashville, TN 37210.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 23rd day of September, 2021.

HAROLD E. JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAROLD E. JOHNSON, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23rd day of September, 2021.

Notary Public

My Commission Expires:

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires JULY 12, 2022