THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 4th day of November, 2021. Notary Public My Commission Expires: 01/03/2022

JASZMINE YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JASZMINE YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Melvin Johnson and Jennifer Johnson 701 32nd Ave N Nashville, TN 37208	Send Tax Bills To: New Owner	Tax Information: 09209008500

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Melvin Johnson, unmarried,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Melvin Johnson, unmarried and Jennifer Johnson, unmarried as joint tenants with right of survivorship,** (hereinafter referred to as the "Grantees") their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 14 on the plan of G.E. Jackson's Subdivision, as of record in Plat Book 161, Page 86, Register's Office for Davidson County, Tennessee, to which said plan referenced is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Melvin Johnson and wife, Sara Johnson by Installment deed from T.C. Jones and wife, Sara Jane Jones of record in Book 7941, Page 210, Register's Office for Davidson County, Tennessee, dated September 15, 1989 and recorded on September 19, 1989. The said Sara Johnson having since deceased on January 23, 2021.

This is improved property more commonly known as 701 32nd Avenue North, Nashville, TN 37208.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Karen Johnson Davidson County
Batch# 767335 DEEDQC
12/03/2021 11:21:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211203-0160596

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11-4-2021 day of October, 2021.

Melvin Johnson

STATE OF Tennessee)

COUNTY OF Davidson)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Melvin Johnson, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of ~~October,~~ November 2021.

Notary Public

My Commission Expires: 01/03/2022

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY