Karen Johnson Davidson County
Batch# 776849 DEEDQC
12/20/2021 12:15:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211220-0167828

This Instrument Prepared By:
SPENCER FANE BONE MCALLESTER (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
Brittany Cole 1425 Station Four Lane Nashville, TN 37138	New Owner	162-05-0-163.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **KENNETH JOHNSON**, a married man ("Grantor"), does hereby quitclaim and convey unto **BRITTANY COLE**, a married woman (the "Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is unimproved property known as 5425 Country Drive, Nashville, Davidson County, Tennessee 37211. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

Barbara Johnson, the spouse of Kenneth Johnson, joins in this deed for the sake of conveying her marital interest in the Property.

[Signature page follows]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 15th day of December, 2021.

GRANTOR:

Kenneth Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Kenneth Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 15th day of December, 2021.

Sherryl L. Sanders
Notary Public

SHERRYL L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2025

My Commission Expires: 5-5-2025

Barbara Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Barbara Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 15th day of December, 2021.

Sherryl L. Sanders
Notary Public

SHERRYL L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2025

My Commission Expires: 5-5-2025

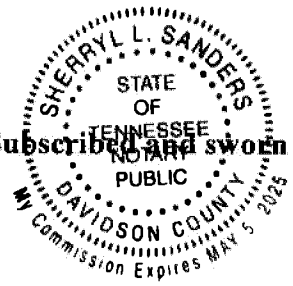
STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Kenneth Johnson

AFFIANT



Subscribed and sworn to before me, this 15th **day of December, 2021.**

Sherryl L. Sanders

NOTARY PUBLIC

My Commission Expires: 5-5-2025

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Hickory Valley Subdivision, Section 2, as of record in Book 4175, page 158, Register's Office for said County, to which said Plan reference is hereby made for a more complete legal description .

Being the same property conveyed to Kenneth Johnson and La Brenda S. Johnson, his wife, by deed, of record in Book 5964, Page 854, Register's Office for Davidson County, Tennessee. La Brenda S. Johnson died intestate on or about June 5, 2017 leaving Kenneth Johnson as the surviving tenant by the entirety.

This is improved property known as 5425 Country Drive, Nashville, Tennessee 37211.

CERTIFICATE OF AUTHENTICITY

I, Audrea Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/15/2021 (date of document).

Affiant Signature

12/15/2021
Date

STATE OF TENNESSEE

COUNTY OF Davidson

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

Notary's Signature

My Commission Expires: 5-5-25.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY