Box 14
35333-8

Karen Johnson Davidson County
Batch# 779539 **DEEDQC**
12/23/2021 02:21:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211223-0170007

THIS INSTRUMENT PREPARED BY
AND RETURNED TO:
Daniel Heard
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL:**
Melinda Johnson 395 Wimpole Drive Nashville, TN 37211	New Owner	11907003000

This Quitclaim Deed executed this 19th day of December, 2021 by and between **Samuel Johnson** (the "GRANTOR") and **Melinda Johnson** (the "GRANTEE").

WITNESSETH:

WHEREAS, GRANTOR and GRANTEE were previously married to one another and jointly owned the real property known as, and located at, 395 Wimpole Drive, Nashville, TN 37211, and further identified by the legal description below (the "Property"); and

WHEREAS, GRANTOR and GRANTEE were since divorced by order of the Circuit Court for Davidson County, Tennessee, in the case of Melinda Sue Leary Johnson vs Samuel Dwight Johnson, Case No. 18D-74, and pursuant to the Marital Dissolution Agreement in said case, GRANTOR was obligated to execute a quitclaim deed transferring all of his right, title and interest in the Property to GRANTEE, and GRANTEE was obligated to pay to GRANTOR $40,000.00 representing GRANTOR's share of the equity in the Property; and

WHEREAS, GRANTOR previously executed a quitclaim deed transferring all of his right, title and interest in the Property to GRANTEE, said quitclaim deed being recorded as Instrument No. 20180514-0045733, in the Register's Office for Davidson County, Tennessee, and GRANTEE previously paid to GRANTOR the $40,000.00 required to be paid under the Marital Dissolution Agreement, but said quitclaim deed did not specifically address the $40,000.00 payment having been made, nor did it clarify that any lien held by GRANTOR against the Property was released in full; and

WHEREAS, GRANTOR wishes to acknowledge having received from GRANTEE payment in full of all sums due him under the Marital Dissolution Agreement, and to relinquish any continuing interest or lien he may have in the Property.

NOW THEREFORE, for and in consideration of the covenants and agreements contained herein, the payment from GRANTEE to GRANTOR of all sums required under the Marital Dissolution Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Samuel Johnson** (the "GRANTOR"), hereby quitclaims and conveys all of his undivided right, title and interest to, and relinquishes any lien he may have had against the hereinafter described property unto **Melinda Johnson** (the "GRANTEE"), her heirs and assigns, all of that certain real property located in Davidson County, Tennessee, being described as follows:

> Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Glencliff Estates, Section VII of record in Plat Book 2331, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Melinda Johnson by Quitclaim Deed from Samuel Johnson, of record in Instrument No. 20180514-0045733, Register's Office for Davidson County, Tennessee, dated May 11, 2018 and recorded on May 14, 2018.
>
> This being improved property known as: 395 Wimpole Drive, Nashville, TN 37211.

Said property is conveyed subject to such restrictions, encumbrances and limitations as may affect the premises. GRANTOR makes no warranties as to the state of the title to the subject property but acquits any claim that GRANTOR has to said property and for that purpose makes this conveyance to GRANTEE.

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, the undersigned has hereunto subscribed her name on this 19th day of December, 2021.

GRANTOR:

Samuel Johnson

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Samuel Johnson, the within named bargainor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal on this 19th day of December, 2021.

NOTARY PUBLIC

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

My Commission expires: 7.20.24

STATE OF Tennessee)
)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 19th day of December, 2021.

NOTARY PUBLIC

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: 7.20.24