This instrument Prepared By:
Law Office of Allen Curtis Johnson
Allen C. Johnson, Attorney at Law
207 North Goodlett Street
Memphis, TN 38117-2219
Ph. 615-430-6819

Karen Johnson Davidson County
Batch# 793859 DEEDQC
01/21/2022 12:04:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220121-0008122

QUITCLAIM DEED

Made this 18th day of January, 2022, by **Allen C. Johnson,** executor of the estate of **Bernard Coutroulis Johnson, Sr**. whose address is 207 North Goodlett Street, Memphis, Tennessee, hereinafter called the grantor, to **Jacquelyn B. Johnson,** whose address is: 1212 Lambeth Way, Antioch, TN, hereinafter called the grantee:

It is acknowledged and agreed that Allen C. Johnson has executed this Deed solely in his capacity as Assignee of the Circuit Court of Davidson County, Tennessee, Probate Division, filed August 27, 2021. All representations, warranties, covenants, and agreements in this Deed on the part of Allen C. Johnson, to the extent that they are made by Assignee, are made and intended for the sole purpose of conveying the real property in probate, and no personal liability or responsibility is assumed by the Assignee.

Witnesseth, that the grantor, as ordered by the Circuit Court of Davidson County, Tennessee, Probate Division, hereby grants, conveys and confirms unto grantee all that certain land situated in Davidson County, Tennessee, to wit:

Lots No. 82 on the Plan of Piccadilly Square, Phase 1, of record in Book 5200, Page 720, 721, 722, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description

Parcel ID Number: 149-2A-52

Being the same property conveyed to **Bernard C. Johnson**, by Deed from Leader Federal Bank for Savings, dated July 13, 1990, of record in Book 8154, Page 642, Register's Office for Davidson County, Tennessee.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

The actual consideration or true value, whichever is greater for the transfer is $ 0.

And the grantor hereby covenants with said grantee that the grantor has lawful authority to convey said property in fee simple; as executor/assignee of the last will of **Bernard C. Johnson, Sr.**, deceased, which will was duly approved and allowed by the probate court for said County on the 27th day of August, 2021, do by virtue and in execution of the power to me given in and by said will, and of

every other power and authority me hereunto enabling, hereby grant and convey unto grantee the above described land.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

RENITA J FARROW
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 29 2025
COUNTY OF SHELBY

Allen C. Johnson

Allen C. Johnson, Executor

STATE OF TENNESSEE)
COUNTY OF DIXION)

I, a Notary Public of the State and County aforesaid, certify that the within named affiant, ALLEN C. JOHNSON, executor with whom I am personally acquainted or who were proven on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purpose therein contained.

WITNESS MY HAND and official seal at office in said County this 18 day of January, 2022.

Renita J Farrow

NOTARY PUBLIC

My Commission Expires: June 29, 2025

Send tax bill to: Ms. Jacquelyn B. Johnson, 1212 Lambeth Way, Antioch, TN 37013.