THIS INSTRUMENT PREPARED BY AND RETURN TO:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

LOUIS C. JOHNSON, AFFIANT

Subscribed and sworn to before me, this 25 day of FEBRUARY 2022.

NOTARY PUBLIC

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

Karen Johnson Davidson County
Batch# 817902 **DEEDQC**
03/09/2022 08:31:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220309-0026667

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
LOUIS C. JOHNSON and JUDITH M. CALDWELL 315 Whitworth Way Nashville, TN 37205	New Owner	Map and Parcel No.: 104-14-0H-006.00-CO

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Louis C. Johnson, ("Grantor") do hereby quitclaim, transfer and convey unto Louis C. Johnson and Judith M. Caldwell, husband and wife, their successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 315 Whitworth Way, Nashville, TN 37205, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Final Plat of Whitworth, Phase 3, Section 1 of record in Plat Book 7900, Page 866 through 868, as amended in Book 9582, Page 834 and Surveyor's Certificate of Correction of record in Book 10270, Page 34, 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 Louis C. Johnson, a single man, from Ira S. Landsman and wife, Cynthia A. Landsman, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20210513-0064811.

This conveyance is subject to:

- Taxes for the year and subsequent years.
- Plan of record in Plat Book 7900, Page(s) 866 through 868, inclusive as amended in Book 9582, Page 834 and Surveyor's Certificate of Correction of record in Book 10270, Page 34, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9567, Page 185, Book 9567, Page 216, Book 9567, Page 259, Book 9567, Page 294, Book 9567, Page 301, Book 9738, Page 770 and Instrument No. 20100615-0046543 and Affidavit recorded in Instrument No. 20160919-0098409 and Instrument No. 20160919-0098409, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20020812-0097386, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 8090, Page 691 and Book 8283, Page 523, in the Register's Office for Davidson County, Tennessee.
- Access Easements of record in Book 7762, Page 203, in the Register's Office for Davidson County, Tennessee.
- Easements for sewers of record in Book 3467, Page 204, Book 3505, page 338 and Book 3573, page 442, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying common area of record in Book 8830, Page 270, Book 9778, Page 29 & 32 and Book 10053, Page 692, in the Register's Office for Davidson County, Tennessee.
- Deeds Conveying water mains of record in Book 9523, Page(s) 134 and 156, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage of record in Book 10633, Page 334, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 9736, Page 221, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 10360, Page(s) 307 & 372, in the Register's Office for Davidson County, Tennessee.
- Designation and Agreement of Developer of record in Book 9778, Page 37, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 9778, Page 16, in the Register's Office for Davidson County, Tennessee.
- Deed of Easement of record in Book 9567, Page 691, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 15 day of FEBRUARY 2022.

Louis C. Johnson, Grantor

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 **Louis C. Johnson**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of FEBRUARY 2022.

Notary Public

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023