Karen Johnson Davidson County
Batch# 848323 DEEDQC
04/29/2022 01:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220429-0050149

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Karen Bonnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 2022.

Stacy Denson Palmer
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STACY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

O-CSB-22-1000

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/ PARCEL NUMBER (S)
Kristin Johnson and Duncan Johnson	New owner	
(NAME)	(NAME)	**083-01-0-134.00**
1000 Sharpe Ave,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE J. FEENY, UNMARRIED WOMAN**hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTIN JOHNSON AND DUNCAN JOHNSON, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 80 feet of Lot No. 27 on the Plan of W. H. Hyronemus' Addition of record in Plat Book 161, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 27 fronts 80 feet on the Southerly side of Sharpe Avenue or Street and runs back between parallel lines 168 feet to an alley 15 feet wide.

Being the same property conveyed to Katherine F. Feeny, unmarried woman by Warranty deed from Tina Von Hagel, a married woman of record in Instrument No. 20160627-0065475 Register's Office for Davidson County, Tennessee, dated June 22, 2016 and recorded on June 27, 2016.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1000 Sharpe Ave, Nashville, Tennessee 37206**.

Witness our hands this the 19 day of Febuary, 2022.

Katherine F. Feeny
KATHERINE F. FEENY

STATE OF Florida)
COUNTY OF Duval)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHERINE F. FEENY**, the within named bargainor, 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, this the 19 day of Febuary, 2022.

Corey Parsons
Notary Public
My Commission Expires:

Notary Public State of Florida
Corey Parsons
My Commission HH 118571
Expires 08/06/2024

JH

I, Karen Boswell, 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 2/19/22 (date of document).

Karen Boswell

Affiant Signature

Date 4/22/22

State of TN

County of Davidson

Sworn to and subscribed before me this 22nd day of April, 2022.

Stacey Denson Palmer

Notary's Signature

MY COMMISSION EXPIRES: _____

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2023
DAVIDSON COUNTY