Karen Johnson Davidson County
Batch# 910820 DEEDQC
08/31/2022 03:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220831-0098388

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
1103 Holly Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Meryl Johnson		081-11-0-039.00
12700 Moorpark St. #302	1727 21st Avenue N	
Studio City, CA 91604	Nashville, TN 37208	

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 31st day of August, 2022, between **Robert Bright, Jr., Rhonda G. Bright, Edwin A. Bright, Meryl Alana Johnson, and Erica Johnson-Patton, f/k/a Erica D. Patton** (collectively, "Grantor"), and **Meryl Alana Johnson** ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Being Lot No. 280 on the Map of J.M., T.J., and G.W. Harding's Plan of Lots, as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No 280 fronts 50 feet on the west side of 21st Avenue North and runs back between parallel lines 158 feet into an alley.

Being the same property conveyed to Robert E. Bright and wife, Wilhelmina B. Bright by quitclaim deed from Robert E. Bright and wife, Wilhelmina B. Bright and Deborah Bright Johnson dated August 26, 1993, and of record in Book 9065, page 949, Register's Office for Davidson County, Tennessee.

Wilhelmina B. Bright died on May 23, 2018, having been predeceased by Robert E. Bright, and leaving as her heirs Robert Bright, Jr. (son), Edwin A. Bright (son), Rhonda G. Bright (daughter), Meryl Johnson (granddaughter), and Erica D. Patton (granddaughter), as evidenced by Affidavit of Heirship dated October 8, 2020, and recorded in Instrument No. 20201020-0121929, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1727 21st Avenue N, Nashville, Tennessee 37208.**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

_____ (L.S.)
Robert Bright, Jr.

_____ (L.S.)
Rhonda G. Bright

_____ (L.S.)
Edwin A. Bright

_____ (L.S.)
Meryl Alana Johnson

_____ (L.S.)
Erica Johnson-Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Robert Bright, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 31st day of August, 2022.

_____
Notary Public
My Commission Expires: 5/9/26

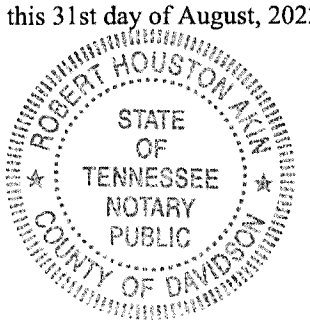
ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Rhonda G. Bright,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 31st day of August, 2022.

Notary Public
My Commission Expires: 5/9/26

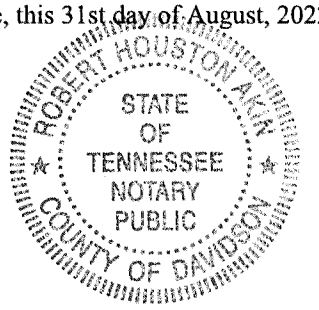


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Edwin A. Bright,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 31st day of August, 2022.

Notary Public
My Commission Expires: 5/9/26

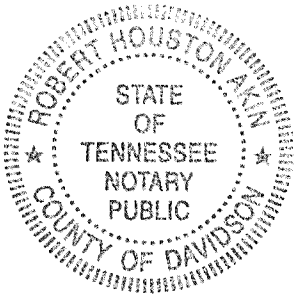


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Meryl Alana Johnson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 31st day of August, 2022.

Notary Public
My Commission Expires: 5/9/26



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Erica Johnson-Patton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 31st day of August, 2022.

ROBERT HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/26

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

Natalie Knight
Affiant/Grantee

Subscribed and sworn to before me this 31st day of August, 2022.

ROBERT HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/9/26

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 August 31, 2022

8/31/22

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
625 MAIN STREET, UNIT 204
NASHVILLE, TN 37206
(615) 879-7714

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 31 day of August, 2022

Notary Public: Teresa Morgan

My Commission Expires: 7/3/2023

TERESA MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES