Karen Johnson Davidson County
Batch# 964205 DEEDQC
01/25/2023 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230125-0005679

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
Sabre Drive, LLC 130 Timber Trail Drive Lebanon, TN 3709	SAME	133-06-0-106.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 30th day of November, 2022, between **Arlena Clausi** ("Grantor"), and **Sabre Drive, LLC** ("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:

Land in Davidson County, Tennessee, being Lot(s) 19, as shown on the map entitled Patterson Gardens, of record in Plat Book 2083, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description. Being the same property conveyed to Alrena Clausi, by deed from Music City Holdings, LLC, A Texas Limited Liability Company, of record in Instrument No. 20220922-0105589, dated June 1, 2022, said Register's Office. Further being the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Michael Troy Johnson dated June 1, 2022 and filed of record in Instrument No. 20220922-0105179 , Register's Office for Davidson County, Tennessee, on September 22, 2022. Further being the same property conveyed to Roy L. Johnson, married by deed from Rebecca Johnson, unmarried, dated July 6, 2012, of record in Instrument No. 20120709-0059969, Register's Office for Davidson County, Tennessee. The said Roy L. Johnson having since died intestate on May 1, 2020, leaving Gwendolyn Ann Johnson, Cathy Megibben, Troy Johnson and Scott Johnson, as his sole heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. 20220922-0105176 , said Register's Office. The said Gwendolyn Ann Johnson having since died intestate on May 3, 2021, leaving Jongee Cheek, as her sole heir at law as evidenced by Affidavit of Heirship of record in Instrument No. 20220922-0105177, said Register's Office. The said Jongee Cheek conveyed her interest in the property to Troy Johnson by deed dated October 19, 2021, of record in Instrument No. 20211109-0149458, said Register's Office.

This is improved property known as: **3607 Sabre Drive, Nashville, Tennessee 37211**

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.

Arlena Clausi (L.S.)
Arlena Clausi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Arlena Clausi,** 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 30TH day of NOVEMBER 2022

Notary Public
My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 30TH day of NOVEMBER, 2022

Notary Public
My commission expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

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 NOVEMBER 30, 2022.

12/1/2022

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 1st day of DECEMBER, 2022.

Teresa Morgan
Notary's Signature

My Commission Expires: 7/3/2023

Notary's Seal:

