EXECUTOR'S QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 980187 DEEDQC
03/13/2023 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230313-0018144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

CHUKWUDI ECHEBU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
615-254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Violar T. Johnson (NAME)	**New Owner** (NAME)	**08116035900**
3001 Kings Lane (ADDRESS)	(ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **VIOLAR JOHNSON, EXECUTOR OF THE ESTATE OF AOLAR S. HART,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **VIOLAR T. JOHNSON,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 13 on the Plat of Wetmore & McGavock's Addition to Nashville, as of record in Plat Book 21, page 41, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the northerly margin of Jefferson Street and extends back between parallel lines 150 feet to any alley.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

Being all or part of the same property conveyed to Aolar S. Hart, individual, by Quitclaim Deed from Violar T. Hart in Book 10285, page 738 of record in the Davidson County Register's Office.

This is improved property known as 1212 Jefferson Street Nashville, TN 37208.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 13 day of March 2023.

Violar Johnson, ***Executor of the Estate of Aolar S. Hart***

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 13 day of March, 2023, before me personally appeared **VIOLAR JOHNSON**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the executor of the Estate of Aolar S. Hart, and that said instrument was signed and sealed in behalf of said Estate, by authority of **VIOLAR JOHNSON** as Executor and acknowledged said instrument to be the free act and deed of said Estate.

WITNESS my hand and Notary Seal at office the day and year above written.

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: May 7, 2024

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 March 13, 2023

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 03-13-2023

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 03-13-2023.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

