Karen Johnson Davidson County
Batch# 987244 DEEDQC
03/31/2023 12:23:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230331-0023470

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QUITCLAIM DEED

Property Owner: Jewell Johnson

Parcel Identification No: Map #150-1 Parcel #265

Prepared By: Kayla Hutchinson
126 Starr Dr Mt Juliet, Tennessee 37217

After Recording, Return Deed To: Teresita Albarracin
3895 Priest Lake Dr Nashville, Tennessee 37217

Mail All Real Estate Tax Statements To: Teresita Albarracin
3895 Priest Lake Dr Nashville, Tennessee 37217

State of Tennessee

Davidson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten dollars Dollars ($10.00) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

Mark Johnson, a married individual, residing at 2855 Desplane Dr, Nashville, Tennessee, 37217.

Jewell Edwards -Johnson, a married individual, residing at 2643 Edge O Lake Dr, Tn, Tennessee, 37217.
Jewell EDWARDS Johnson and Mark Johnson, a married couple, residing at 2855 Desplane Dr, Nashville, Tennessee, 37217.

The receipt whereof is hereby acknowledged, the undersigned hereby remises, releases, and quit claims to Teresita Albarracin, a married individual, residing at 3895 Priest Lake Dr, Nashville, Tennessee, 37217 (hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No.748 on the plan of section 17 Edge O Lake Estates.of record in Plat Book 4460, Page 44, in the Register's Office for Davidson County, Tennessee, to which p
Plan reference is hereby made for a more complete description of the property.
Said Lot No. 748 fronts 75.0 feet on the Northerly margin of Desplane Drive and extends back 161.03 feet on Easterly line and 144.16 feet on the Westerly line to a deadline in the rear, measuring 91.29 feet thereon.

The instrument constituting the source of Grantor's(s') legal and equitable interests in the foregoing described property was as follows: Being lot No 748, on the plan of section 17 Edge O Lake Estates of record in Book 4460,
Page 44 Registers office for Davidson County, Tennessee.
Source of Title Book 11257 Page 300.

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has duly executed this Quit Claim Deed as of March 6 2023.

Grantor's Signature _____ Date March 6 2023
Print Name: Mark Johnson
Address: 2855 Desplane Dr, Nashville, Tennessee, 37217

Grantor's Signature _____ Date March 6 2023 **Print Name**: Jewell Edwards -Johnson
Address: 2643 Edge O Lake Dr, Tn, Tennessee, 37217

Grantor's Signature _____ Date March 6 2023
Print Name: Jewell EDWARDS Johnson
Address: 2855 Desplane Dr, Nashville, Tennessee, 37217

Grantor's Signature _____ Date March 6 2023
Print Name: Mark Johnson
Address: 2855 Desplane Dr, Nashville, Tennessee, 37217

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Johnson and Jewell Edwards-Johnson whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 6th day of March, 2023.

Notary Public (SEAL)

My Commission Expires: 10/7/2023

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant's Signature Jewell Johnson Mark Johnson

State of Tennessee

County of Davidson

Subscribed and sworn before me this 6th day of March, 2023.

Notary Public

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY