QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1038075 DEEDQC
08/14/2023 01:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230814-0063058

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2023.

Notary Public
Date of Expiration:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE, LLC
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
211 FRIENDSHIP LLC	**NEW OWNER**	**033-12-0-084.00**
(NAME)	(NAME)	
1131 A GREENLAND AVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(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,

I, **SPENCER JOHNSON, A SINGLE PERSON,** ("Grantor") do hereby quitclaim unto **211 FRIENDSHIP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee")

Its successors and assigns, any and all interest that I have in that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 41, on the Plan of Gateway, Section 1, of record in Plat Book 3300, Page 39 and 40, Register's Office for Davidson County, Tennessee, and described as follows:

SAID Lot No. 41 fronts 68.0 feet on the Northerly margin of Friendship Drive and extends back 199.4 feet on the Westerly line and 108.0 feet on the Easterly line to a dead line in the rear, measuring 130.9 feet thereon.

BEING the same property conveyed to Spencer Johnson, a single person, by Warranty Deed from Mary Ann Bess, and unmarried woman, of record as Instrument 20230622-0047404, Register's Office for Davidson County, Tennessee.

BEING improved property known as **211 FRIENDSHIP DRIVE, GOODLETTSVILLE, TN 37072.**

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

Witness my hand this the 14th day of August, 2023.

Spencer Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Spencer Johnson, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2023.

Notary Public
My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

True Copy Certification

I, **Tonya Cherry,** 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 this the 14 day of ~~June~~ August, 2023.

Affiant Signature
Date 8/14/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of ~~June~~ August, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON