Karen Johnson Davidson County
Batch# 1128833 DEEDQC
04/30/2024 08:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240430-0031159

QUITCLAIM DEED

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 29 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026 (AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

WG-QCD-AOH-24-1604

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Victoria Anita Johnson, Linda Don Johnson, and John Jay James	**Same as new owners**	
(NAME) **1604 Haynes Meade Circle,**	(NAME)	**07109001900**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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, **VICTORIA ANITA JOHNSON AND LINDA DON JOHNSON AND JOHN JAY JAMES,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **VICTORIA ANITA JOHNSON, LINDA DON JOHNSON, AND JOHN JAY JAMES** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON**COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section II, Haynes Meade Subdivision, as of record in Book 2854, Page 136, Register's Office for said County.

Said Lot No. 19 fronts 85 feet on the southwesterly side of Haynes Meade Circle and runs back 141.5 feet on the northerly line and 134.3 feet on the southerly line to a dead line in the rear on which it measures 85.5 feet.

Being the same property conveyed to Linda D. James from Joe N. Jones and wife, Dorothy E. Jones by Warranty Deed of record in Book 11681 Page 483 in the Register's Office for Davidson County, Tennessee.

The said Linda D. James having since died intestate on March 10, 2024. Her interest in the property vested at death in her surviving heirs at law; Victoria Anita Johnson, Linda Don Johnson, and John Jav James, as evidenced by Affidavits of Heirship of Record in Instrument Number _____202404300031157____ and Instrument Number ___202404300031158_____ in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1604 Haynes Meade Circle, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 29th day of April, 2024.

Victoria Anita Johnson

Linda Don Johnson

John Jay James

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTORIA ANITA JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of April, 2024.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA DON JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2024.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN JAY JAMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2024.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **4/29/2024** (date of document).

Affiant Signature

Date **4/29/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **29** day of **April**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027