Karen Johnson
Batch # 1180232
09/10/2024 03:59:18 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240910-0069887

QUITCLAIM DEED

Ivan Buford

Name & Address of Property Owner

89 Lewis Street

Street Address or Route Number

Nashville, Tennessee **37210** **93-16-194**

City State P.O. Zip Map-Parcel No.

Name & Address of Person or Entity Responsible for Payment of Real Property Taxes
Same

Street Address

City State P.O. Zip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$-0-**

George L Johnson Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF, SEPTEMBER 2024.

Robert Greene
NOTARY PUBLIC

My Commission Expires: 11-3-25

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

FOR AND IN CONSIDERATION of love and affection and no monetary consideration and for the express purpose of transferring all my right, title and interest to the hereinafter named grantee, ***George Johnson, Jr.*** by these presents do remise, release, transfer, convey and Quitclaim unto ***Ivan Buford*** all my right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follow, to wit:

LEGAL DESCRIPTION ATTACHED HERETO MARKED EXHIBIT "A" MADE A PART HEREOF AND INCORPORATED HEREIN BY REFERENCE

This is improved property known as 89 Lewis Street, Nashville, Tennessee 37210.

IN WITNESS WHEREOF I have hereunto set my hand on the 8th day

September 2024.

George L Johnson Jr UNMARRIED

George Johnson, Jr., Unmarried

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee this 8th day of September 2024.

Robert Greene

NOTARY PUBLIC

My Commission Expires: 11-2-25

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF ROBERT GREENE
Robert Greene, Attorney
QUORUM FINANCIAL CENTER
4121 CLARKSVILE PIKE, SUITE 8
NASHVILLE, TENNESSEE 37218

EXHIBIT "A"

Being parts of Lots Nos. 146 and 147 on the Plan correctly known as Claiborne Plan Nashville, as of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee described according to a survey made by Norris H. Hickerson, Surveyor, June 7, 1952, as follows:

Beginning at an iron pin on the easterly margin of Lewis Street at the northwest corner of the property conveyed to Sam Miller and wife, by deed from Harry Diamond and wife, of record in Book 2104, page 536, said Register's Office; thence with Miller's northerly line eastwardly 93.7 Feet to the westerly margin of an alley; thence with said alley northwardly 36 feet to a pin 1.9 feet south of the southeast corner of lot No. 145 on said plan; thence with a fence line westwardly 96 feet to the easterly margin of Lewis Street; thence with said Street southwardly 35 feet to the beginning.

Being the same property conveyed to George Johnson, Jr., Unmarried by Warranty Deed from Kimberly Marshall, Unmarried of record as Instrument No. 20240328-0021690 Register's Office for Davidson County, Tennessee.