QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1202818 DEEDQC
11/07/2024 03:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241107-0087064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDEATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1.00

AFFIANT

Subscribed and sworn to before me this the 7th day of November, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GAVIN DWYER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY:
LACKEY McDONALD, PLLC 1608 17th Ave. S. NASHVILLE, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER**
Chantal Hill, Juan Johnson, and Frank Johnson, Jr. 1102 – 1108 Jefferson Street Nashville, TN 37208	Same	081 16 0 372.00

For and in consideration of the sum of $1.00, the receipt and sufficiency whereof is hereby acknowledged, and other good and valuable considerations, I, Ernest Porter (hereinafter called "Grantor"), by these presents do transfer and convey all my right, title, and interest unto Chantal Hill, Juan Johnson, and Frank Johnson, Jr. (hereinafter called "Grantees"), their heirs, successors, beneficiaries, and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TWO tracts of land in Davidson County, Tennessee, being parts of Lots Nos. 156 and 157 on the Plan of D.T. McGavock's Addition, of record in Book 10, Page 606, et seq., of the Register's Office for said County, and described according to a survey made by E.R. Southgate, Surveyor, November 27, 1945, as follows:

Tract 1:
Beginning at a point on the northerly margin of Jefferson Street 30 feet east of the northeast corner of said Street and 11th Avenue North; thence easterly, along the north margin of said Street, 90 feet to a post; thence northerly along a fence 92 feet 8 inches to a stake in the south margin of a private alley; thence easterly, along the south margin of said alley, 35 feet to a stake; thence northerly 80 feet 6 inches to an iron pin in the south margin of Madison Street and 11th Avenue North, 83 feet 8 inches to a stake; thence easterly 30 feet to a stake in a fence line; thence southerly along said fence line, 95 feet to the beginning.

Tract 2:
Said part of Lot No. 157 fronts 30 feet on the northerly side of Jefferson Street and runs back between parallel lines, with the easterly margin of 11th Avenue North, formerly Fillmore Street, 100 feet more or less, to a private alley.

Being the same property conveyed to Clark E. Fizer by deed from Mary E. Carrethers Seals, of record in Book 10783, Page 685, and as re-recorded in Book 10801, Page 149, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Pamela M. Fizer, Beverly C. Fizer, Terrence L. Fizer, Perran E. Fizer, and Katresa V. Thompson Fizer by Affidavit of Inheritance from Katresa V. Thomson Fizer, Executrix of the Estate of Clark E. Fizer, Sr. of record in Instrument No. 20170209-0013781 in said Register's Office for Davidson County, Tennessee on the 9th day of February, 2017. Being the same property whose interest of Pamela M. Fizer was conveyed to Jamar Fizer and Timothy Fizer by Affidavit of Heirship bearing Instrument No. 20240112-0002811, Register's Office for Davidson County, Tennessee.

This is improved property known as 1102 - 1108 Jefferson Street, Nashville, Tennessee 37208.

Witnessed my hand this the 7th day of November, 2024.

Ernest Porter

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest Porter, the within named Bargainor, with whom I am personally acquainted with (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 on official seal, this the 7th day of November, 2024.

(SEAL)

Notary Public

My Commission Expires: March 9, 2027

GAVIN DWYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

CERTIFICATE OF AUTHENTICITY

I, H. Julianne Lackey Angelova, Esq., 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 November 7, 2024.

Affiant Signature

Date: November 7, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 7th day of November, 2024.

Notary's Signature

My Commission Expires: March 9, 2027

Seal:

