PREPARED BY:
BRANDON JOHNSON
309 TIMBERGLEN DR
SMYRNA, TN 37167

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Amanda Ross
1016 Donoho Dr
Old Hickory, TN 37138

MAIL TAX STATEMENTS TO:
AMANDA ROSS
1016 DONOHO DR
OLD HICKORY, TN 37138

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140048827 DEEDQC
Recvd: 07/09/14 09:53 3 pgs
Fees:17.00 Taxes:0.00



20140709-0060295

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 6 day of FEBRUARY, 20 14, between Brandon Johnson, a single person, whose address is 309 Timberglen Dr, Smyrna, Tennessee 37167("Grantor"), and Amanda Ross, a married person, whose address is 1016 Donoho Dr, Old Hickory, Tennessee 37138 ("Grantee").

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located in Davidson County, Tennessee, described as:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSE, DESCRIBES AS FOLLOWS TO WIT: BEING LOT NO. 44 ON THE PLAN OF JACKSONS LANDING ESTATES SECTION II, OF RECORD IN PLAT BOOK 8250, PAGE 975, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.THE PROPERTY IS SUBJECT TO ALL MATTERS AFFECTING SAID PREMISES AS CONTAINED IN PLAT BOOK 8250, PAGE 975, REGISTERS OF FOR DAVIDSON COUNTY, TENNESSEE.THE PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS IN BOOK 11408, PAGE 563, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.THE PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.BEING THE NAME PROPERTY CONVEYED FROM JOSHUA A SMITH AND WIFE, MELISSA M. SMITH TO BRANDON D. JOHNSONAND WIFE, AMANDA D. JOHNSON BY DEED RECORDED 8/30/04, IN INSTRUMENT #200408300104215, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. TAX MAP OR PARCEL ID NO. : 53-16-300.00

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 53-16-300.00

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 6 day of FEBRUARY, 2014.

Brandon Johnson, Grantor

State of Tennessee
County of Rutherford

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Brandon Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6 day of February, 2014.

Alison Billo
Notary Public

ALISON BILLO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES 09/23/2014

My Commission expires 09/23/2014.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 11 day of June, 2014.

Amanda Ross, Grantee

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Amanda Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s)

within named and that he/she executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 11 day of June, 2014.

Chad Bryson
Notary Public

My Commission expires 7-7-2014.

CHAD BRYSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Oath of Consideration

State of Tennessee County of Wilson

I hereby swear or affirm that the actual consideration for this transfer is $ 0.00, and the true value that the property would command at a fair and voluntary sale is $ 125,900.00.

Affiant

Sworn and subscribed before me, this the 30th day of June, 2014.

Notary Public

My commission expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY