Davidson County DEEDQC
Recvd: 07/18/17 10:20 3 pgs
Fees:17.00 Taxes:0.00
20170718-0072091

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 14 DAY OF July, 2017.

Notary Public

COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 30 BURTON HILLS BLVD., STE. 210, NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Patricia A. Johnson and Benjamin A. Johnson	**NEW OWNER**	136100B07900CO
(Name) **3539 Seneca Forest Drive**		
(Address) **Nashville, Tennessee 37217**		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Benjamin L. Johnson, and wife, Amber Johnson,** hereinafter referred to as Grantors, hereby quitclaim to **Patricia A. Johnson, an unmarried woman, and Benjamin L. Johnson, a married man,** hereinafter referred to as Grantees, their heirs and assigns forever, all of their right, title and interest in the following described real estate, located in Davidson County, Tennessee, to wit:

Being Unit No. 23, on the Plan of A Revision of Lots 21-32, 39 & 40 on Condominium Site Plan, Lots 21-40, Section Five, Priest Lake Forest, of record in Plat Book 6250, Page 49, Register's Office for Davidson County, TN to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patricia A. Johnson, unmarried and Benjamin L. Johnson, unmarried, as joint tenants with right of survivorship, from JaNethia Michelle Caldwell, f/k/a JaNethia Michelle McDaniel, married, of record in Instrument No. 20120924-0086584, dated September 21, 2012, and recorded September 24, 2012, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Benjamin L. Johnson, a married man, from Patricia A. Johnson, an unmarried woman, and Benjamin L. Johnson, a married man, by

Quitclaim Deed dated April 14, 2017 and recorded May 11, 2017, of record in Instrument No. 20170511-0046924, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 5931, Page 645, amended in Book 6145, Page 435; Book 6021, Page 101; Book 6124, Page 956; Book 6199, Page 270; Book 5931, Page 677; and Book 6145, Page 433, said Register's Office.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantors. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

Property Address: 3539 Seneca Forest Drive, Nashville, Tennessee 37217

IN WITNESS WHEREOF, have hereunto set their signatures, on this, the 5th day of July, 2017.

Benjamin L. Johnson

Amber Johnson

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 Benjamin L. Johnson and Amber Johnson, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing QuitClaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 5 day of July, 2017.

NOTARY PUBLIC

My commission expires: 7/10/20

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019