Davidson County DEEDQC
Recvd: 08/25/17 14:29 5 pgs
Fees:27.00 Taxes:0.00
20170825-0087690

Commitment Number: 22640377

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements to:
James R. Johnson and **Judith B. Johnson**, 2305 Golden Oak Court, Madison, TN 37115

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
51 14 A 54.00 CO

QUITCLAIM DEED

James R Johnson, Trustee of the Johnson Revocable Trust dated May 3, 2012, and Judith B Johnson, Trustee of the Johnson Revocable Trust dated May 3, 2012, whose mailing address is **2305 Golden Oak Court, Madison, TN 37115**, hereinafter grantor, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **James R. Johnson** and **Judith B. Johnson**, husband and wife, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **2305 Golden Oak Court, Madison, TN 37115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Being Lot No. 54 on the Plan of Oakwood Estates of record in Instrument 200005050045404, Register's Office for Davidson County, TN Being the same parcel conveyed to James R Johnson and Judith B Johnson, Trustees of the Johnson Revocable Trust dated May 3, 2012 from James R. Johnson and Judith B. Johnson, by virtue of a deed dated 5/3/2012, recorded 5/29/2012, in deed, as Instrument No. 20120529-0046219 County of Davidson, State of Tennessee. Assessor's Parcel No: 51 14 A 54.00 CO
Property Address is: 2305 Golden Oak Court, Madison, TN 37115

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was recorded at 20120529-0046219 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 51 14 A 54.00 CO

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on Aug. 18, 2017:

James R Johnson

James R Johnson, Trustee of the Johnson Revocable Trust dated May 3, 2012

Judith B. Johnson

Judith B Johnson, Trustees of the Johnson Revocable Trust dated May 3, 2012

STATE OF Tennessee
COUNTY OF Davidson
The foregoing instrument was acknowledged before me on Aug. 18, 2017 by James R. Johnson & Judith B. Johnson its Trustees on behalf of **James R Johnson, Trustee of the Johnson Revocable Trust dated May 3, 2012, and Judith B Johnson, Trustee of the Johnson Revocable Trust dated May 3, 2012** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18th day of August, 2017.

James R Johnson
Affiant

James R. Johnson
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 6, 2017

Karen R. Campbell
Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18th day of August, 2017.

Judith B. Johnson
Affiant

Judith B. Johnson
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 6, 2017

Karen R. Campbell
Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

True Copy Certification

I, Jaime L. Petrosky, 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.

Jaime L. Petrosky
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Jaime L. Petrosky, 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: 4-27-2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES