This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Davidson County DEEDQC
Recvd: 08/31/17 14:49 3 pgs
Fees:17.00 Taxes:0.00
20170831-0089788



State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 31 day of August, 2017.

Notary Public

My Commission expires 03/08/2021

NAME AND ADDRESS OF PROPERTY OWNER:
Philip Weber & Camelia Natal Johnson
1418 Franklin Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
Philip Weber & Camelia Natal Johnson
1418 Franklin Avenue
Nashville, TN 37206
MAP AND PARCEL NUMBER: 06115008100

QUITCLAIM DEED

17NT00441

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged we,

Philip Weber, unmarried

By these presents do remise, release and **QUITCLAIM** unto

Philip Weber and Camelia Natal Johnson, as Tenants in Common with Rights of Survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 of Block "C" on the map of the Re-Subdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Philip Weber and Camelia Natal Johnson, as Tenants in Common with Rights of Survivorship by quit claim deed from Philip Weber as recorded _____in book_____ page_____.

Being the same property conveyed to Philip Weber, unmarried man by Warranty Deed from Joshua Britton and wife, Emily Britton as recorded 5-17-2017 as document no. 20170517-0048776.

Being the same property conveyed to Joshua Britton and wife, Emily Britton by Warranty Deed from Daryl Spicer, married as recorded 03/10/2015 at Document No. 20150310-0020310.

This is improved property commonly known as 1201 Ardee Ave, Nashville, TN 37216

IT IS UNDERSTOOD AND ACKNOWLEDGED BETWEEN THE PARTIES THAT NO TITLE SEARCH OR TITLE OPINION HAS BEEN PREPARED BY TENNESSEE NATIONS TITLE AGENCY, INC. CONCERNING THIS TRANSFER, HENCE NO REPRESENTATIONS ARE MADE CONCERNING THE EXISTENCE OF ANY LIENS, LEASES, MORTGAGES, EASEMENTS, RIGHT OF WAY, ECT.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30 day of August, 2017.

Philip Weber

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Philip Weber,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of August, 2017.

Notary Public

My Commission expires: 03/08/2021.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Camelia Natal Johnson

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Camelia Natal Johnson,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of August, 2017.

Notary Public

My Commission expires: 03/08/2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Certificate of Authenticity

I, Edward A. Cooper, 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 Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY