Bill Garrett Davidson County
Batch# 24368 DEEDQC
11/09/2017 11:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171109-0115473

Commitment Number: OS3300-17028494

After Recording, Send To:
Title365
345 Rouser Road Bldg. 5
Coraopolis, 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:
Ramona L. Johnson, 753 Florence Circle, Madison, TN 37115-4912

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
052-06-0-074.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Ramona Saine NKA Ramona L. Johnson, married to **James Johnson, Jr.**, hereinafter grantor, whose tax-mailing address is **753 Florence Circle, Madison, TN 37115-4912**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Ramona L. Johnson, a married woman**, hereinafter grantee, whose tax mailing address is **753 Florence Circle, Madison, TN 37115-4912**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Madison, County of Davidson, State of TN, and is described as follows: Lots 62 and 63, Section 1, Madison Heights Subdivision, as shown on Plat of Record in Plat Book 1424 Page 6, in the register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property. Being the same property conveyed from Bill Mason and Pam Mason to Ramona L. Saine, unmarried by deed dated May 31, 2007 and recorded June 4, 2007 in Instrument Number 20070604-0066250, of Official Records. APN: 052-06-0-074.00 Property Address is: 753 Florence Circle, Madison, TN 37115-4912

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20070604-0066250 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 052-06-0-074.00

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 September 28, 2017:

Ramona Saine NKA Ramona L. Johnson

Ramona Saine NKA Ramona L. Johnson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 28, 2017 by **Ramona Saine NKA Ramona L. Johnson** who is personally known to me or has produced TN Driver Lic 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.

Ella K. Butler
Notary Public

My commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

TRUE COPY CERTIFICATION

I *Mark Bauwin*, 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 PENNSYLVANIA

COUNTY OF ALLEGHENY

PERSONALLY APPEARED BEFORE ME, *SHANNON MCINTYRE*, A NOTARY PUBLIC FOR THIS COUNTY ALLEGHENY AND STATE OF PENNSYLVANIA WHO ACKNOWLEDGES THAT, *MARK BAUWIN* PERSONALLY APPEARED AND AFFIRMS THAT THIS CERTIFICATION OF AN ELECTRONIC DOCUMENT IS TRUE AND CORRECT AND WHOSE SIGNATURE I HAVE WITNESSED.

Notary Signature

06/18/2020

Notary Commission Expires

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020