Bill Garrett Davidson County
Batch# 80719 DEEDQC
04/13/2018 12:13:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180413-0034984

Commitment Number: 23331520

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:
Byron L. Johnson, 5028 Megan Dr., Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 098130D017.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Byron L. Johnson, unmarried, whose mailing address is **5028 Megan Dr., Hermitage, TN 37076,** and **Lisa G. Johnson**, unmarried, whose mailing address is **1704 Hermitage Park Drive, Hermitage, TN 37076,** a formerly married couple who are now divorced, as per Case No.: 17D-1266 In The Fourth Circuit Court Of Davidson County, Tennessee At Nashville, , hereinafter grantors, for $62,495.00 (Sixty Two Thousand Four Hundred Ninety Five Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Byron L. Johnson**, unmarried, hereinafter grantee, whose tax mailing address is **5028 Megan Dr., Hermitage, TN 37076,** with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Located in the First (1st) civil district of Davidson County, Tennessee, and being further described as follows, to-wit: Land in Davidson County, Tennessee, Being Lot No.17 on the Plan of Windsong Subdivision of Record in Instrument No. 20001122-0115313, Register's Office for Said County to which plan reference is hereby made for a more complete and accurate description. Being the same parcel conveyed to Byron L. Johnson and Lisa G. Johnson from The Mcculloch Co, LLC, by virtue of a deed dated 1/25/2002, recorded

2/8/2002, as instrument no. 20020208-0017516 county of Davidson, state of Tennessee.
Assessor's Parcel No: 098130D017.00
Property Address is: 5028 Megan Dr., Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed at Instrument No. 20020208-0017516 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 098130D017.00

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 April 7, 2018:

Byron L. Johnson
STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 7, 2018 by **Byron L. Johnson** who is personally known to me or has produced 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.

Jana Drury
Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

Executed by the undersigned on April 7, 2018:

Lisa G. Johnson

STATE OF TN

COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 7, 2018 by **Lisa G. Johnson** who is personally known to me or has produced 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.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

Jana Drury
Notary Public

State of TN
County of Davidson

I, Byron L. Johnson, hereby swear or affirm that the actual consideration is $0.00.

Affiant

Byron L. Johnson
Print Name

Affiant, Bryron L. Johnson subscribed and sworn before me this 7 day of April, 2018

(Seal)

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

Notary Public

My commission expires: 01-29-20

True Copy Certification

I, Lindsey M. Tyler, 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.

Lindsey M Tyler
Signature

State of PA

County of Allegheny

Personally appeared before me, Lissette Moree a notary public for this county and state, Lindsey M Tyler 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: 5/4/2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES