Karen Johnson Davidson County
Batch# 194085 DEEDQC
02/11/2019 01:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190211-0012729

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sandra Lewis 1704 Sherwood Lane Nashville, TN 37216	New Owner	072-15-0-219

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 8th day of February, 2019.

Notary Public

My Commission Expires: 3-21-20
(Affix Seal)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

QUITCLAIM DEED

For the express purpose of making a re-conveyance to create a fee simple title in accordance with the Marital Dissolution Agreement entered as Case No. 15-D-1202 in the Fourth Circuit Court for Davidson County, Tennessee, and for good and valuable consideration, and no monetary consideration, the undersigned **Patrick Johnson,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Sandra L Johnson now known as Sandra Lewis,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of Sherwood Subdivision, as of record in Book 1424, page 51, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sandra L. Johnson and husband Patrick Johnson by Warranty Deed from Christine M. Moore, an unmarried woman, dated October 15, 2013, recorded October 22, 2013, of record in Instrument No. 20131022-0110118, Register's Office for Davidson County, Tennessee.

This is improved property located at: 1704 Sherwood Lane, Nashville, TN 37216

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

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 8TH day of FEBRUARY, 2019.

Patrick Johnson

STATE OF TENNESSEE

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Patrick Johnson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this, the 8th day of February, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission Expires: 9-20-21

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY