GRANTEE

Karen Johnson Davidson County
Batch# 263488 DEEDQC
07/29/2019 11:44:28 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20190729-0074362

1. Name : NJJ Development, LLC

2. Address : 4601 Ginger Trail, Toledo OH 43623

3. NJJ Development, LLC will pay all taxes

4. All Documents enclosed were prepared by :

Mr. Philip Johnson

4601 Ginger Trail

Toledo, OH 43623

RECORDING REQUESTED BY:
Nick Johnson

INSTRUMENT PREPARED BY:
Terri A Johnson
4601 Ginger Trail
Toledo, Ohio 43623

(Above reserved for official use only)

RETURN DEED TO:
Nick Johnson
4601 Ginger Trail
toledo, Ohio 43623

SEND TAX STATEMENTS TO:
Nick Johnson
4601 Ginger Trail
toledo, Ohio 43623

Tax Parcel ID/APN # 163-16-0A-007.00-C

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED is made this day of 7/22/19 by and between the **"Grantors,"**

Terri A Johnson, a married individual residing at 4601 Ginger Trail, Toledo, Ohio 43623

philip Johnson, a married individual residing at 4601 ginger trail, toledo, Ohio 43623

AND the **"Grantee,"**

NJJ Development LLC, a business, having a mailing address at 4601 Ginger Trail, toledo, Ohio 43623 and represented by its authorized agent, Nick Johnson

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantee and Grantee's heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the

following described real estate (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in Davidson county, Tennessee, subject to any restrictions herein:

Property Address: 5813 Monroes Crossing, Antioch, Tennessee 37013

Legal Description: Property located in Davidson County, Tennessee, Being unit No. 107, as shown on the Plan of Phase One, Provincetown, A Horizontal Property Regime, filed as Exhibit "A-1" to and established by the Declaration of Record in Instrument No. 20031119-0105504 and in Instrument No. 20080812-0082993, Registers Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in Declaration, reference to which is hereby made for a more complete and detained description of the Unit and Townhomes, the rights and obligations of the Declarant and Unit Owners, and the Bylaws of the Association of Owners. Being part of the same property conveyed to Fahim Eryan, by warranty deed from J2K Builders,dated March3. 2016 of record in Instrument No. 20160309-0022368 from Registers Office for Davidson County, Tennessee. The property is subject to any and all easements and restrictions as shown of record including the following: Taxes and assessments for 2019 and subsequent years;all matters as shown on the plan of Phase One, Provincetown, a Horizontal Property Regime, filed as Exhibit "A-1" to and established by the Declaration of record in Instrument No. 20031119-0168785,as Supplemented in Instrument No. 20080812-0082993,Register's Office for Davidson County, Tennessee.

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantors signed, sealed, and delivered this quit claim deed to Grantee on 7-22-19 (date).

Grantor (or authorized agent)

x/ _____

Print Name: Philip Johnson

Grantor (or authorized agent)

x/ Terri Johnson

Print Name: TERRI Johnson

NOTARY ACKNOWLEDGMENT

OHIO

~~TENNESSEE~~ LUCAS
COUNTY OF ~~LUCAS~~ COUNTY

On 7/22/2019 before me, Terri A Johnson, personally appeared **Terri A Johnson**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 09/01/2019

Notary Public, ~~Tennessee~~
Ohio

NOTARIAL SEAL STATE OF OHIO

DANIELLE MARIE ADDISON
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
September 1, 2019

NOTARY ACKNOWLEDGMENT

OHIO
~~TENNESSEE~~ LUCAS
COUNTY OF ~~LUCAS~~ COUNTY

On 07/22/2019 before me, PHILIP JOHNSON, personally appeared **philip Johnson**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 09/01/2019

Notary Public, ~~Tennessee~~
Ohio

NOTARIAL SEAL
STATE OF OHIO

DANIELLE MARIE ADDISON
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
September 1, 2019

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $1.00

Affiant

Subscribed and sworn before me, this 22 day of July, 2019.

Notary

NOTARIAL SEAL
STATE OF OHIO

DANIELLE MARIE ADDISON
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
September 1, 2019