THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 172120A
PARCEL: 109.00CO

NEW OWNER'S ADDRESS:
Michael & Mary Johnson
1449 Woodfield Dr.
Nashville, TN 37211

SEND TAX BILLS TO:
Select Portfolio Servicing, Inc.
Property Tax Department
P.O. Box 3541
Covina, CA 91722

Karen Johnson Davidson County
Batch# 271774 DEEDQC
08/15/2019 10:35:05 AM 2 pgs
Fees: $17.00 Taxes: $0.00
20190815-0081700

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO CORRECT & ESTABLISH TENANTS BY THE ENTIRETY

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, Michael W. Johnson, aka Michael Johnson (Grantors), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 348, on the plan of Section Eight, Bradford Hills, as shown by plat appearing of record in Plat Book 7900, Pages 387-388, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Michael Johnson, unmarried by Warranty deed dated 6/12/2007 from James Ruiz and wife, Denise Ruiz of record in Instrument No. 20070614-0071239, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1449 Woodfield Dr., Nashville, TN 37211.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND HOMESTEAD TITLE & ESCROW, LLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Michael W. Johnson and Mary D. Johnson, husband and wife, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 13th day of August, 2019.

Michael W. Johnson

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Melissa Heavener, a Notary Public at Large, the within named Michael W. Johnson, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 13th day of August, 2019.

Notary Public

My Commission Expires: 7/3/23

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Melissa Heavener, a Notary Public at Large, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 13th day of August, 2019.

Notary Public

My Commission Expires: 7/3/23

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 13th day of August, 2019.

Notary Public

My Commission Expires: 7/3/23

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY