Karen Johnson Davidson County
Batch# 295749 DEEDQC
10/03/2019 12:48:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191003-0101289

This Instrument Prepared By:
Erica R. Johnson, Attorney at Law, PLLC
8161 Highway 100, Suite 184
Nashville, TN 37221

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Erica Rachael Johnson and Jennifer Mason Johnson 609 River Ridge Court Nashville, Tennessee 37221	New Owners	141-15-0B-024.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, we, Erica Rachael Johnson and Jennifer Mason Johnson (*fka* Jennifer Michelle Mason), the Grantors, have this day bargained and sold and do hereby transfer, convey and quitclaim unto Erica Rachel Johnson and Jennifer Mason Johnson, a married couple as tenants by the entirety, the Grantees, their heirs and assigns forever, all of our right, title and interest in and to certain real property situated in DAVIDSON County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 292 on the Final Master Development Plan, Re-subdivision of Lots 290 thru 295, Rolling River Estates, Section Two, as of record in Plat Book 5210, Page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Erica Rachael Johnson and Jennifer Michelle Mason, tenants in common, with right of survivorship, by Warranty Deed from Barbara Ambrose and John Ambrose, III, wife and husband, dated August 23, 2013 and recorded on August 27, 2013 in Instrument Number 20130827-0090474, Register's Office for Davidson County, Tennessee. Erica Rachael Johnson and Jennifer Mason Johnson were legally married to one another on October 18, 2013 in Washington, D.C.

Jennifer Michelle Mason and Jennifer Mason Johnson are one of the same.

This conveyance is made subject to the following:

1. All matters as set forth per Plat Book 5210, Page 180, said Register's Office.
2. Declaration of Covenants, Conditions and Restrictions of record in Book 4892, Page 689, as amended of record in Book 5214, Page 933, said Register's Office.
3. By-Laws of record in Book 4892, Page 679, said Register's Office.
4. Charter of record in Book 4892, Page 671, said Register's Office. Charter Amendment of record in Book 8276, Page 552, said Register's Office.
5. Quitclaim Deed to the Homeowner's Association of record in Book 5689, Page 652, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 609 River Ridge Court, Nashville, Tennessee 37221-3314.

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.

WITNESS our hands this 3 day of October, 2019.

Erica Rachael Johnson

Jennifer Mason Johnson (*fka* Jennifer Michelle Mason)

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, Erica Rachael Johnson and Jennifer Mason Johnson (*fka* Jennifer Michelle Mason), the within-named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of October, 2019.

Notary Public

GAIL D. BURCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/8/2022

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this ____ day of October, 2019.

Notary Public

GAIL D. BURCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/8/2022