Karen Johnson Davidson County
Batch# 319513 DEEDQC
11/25/2019 03:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191125-0121786

Commitment Number: 25945212
Seller's Loan Number: 2200995924

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:
Megan Johnson and **Lee Johnson**, 2806 Vaulx Ln., Nashville, TN 37204

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
118-02-0P-001.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Megan Johnson, F/K/A Megan Mignemi and **Lee Johnson, wife and husband**, whose mailing address is **2806 Vaulx Ln. , Nashville, TN 37204**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Megan Johnson** and **Lee Johnson, wife and husband**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **2806 Vaulx Ln., Nashville, TN 37204**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Vaulx Hills, a horizontal property regime with private elements established by Amended and Restated Declaration in Instrument No. 20170718-0072206, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Amended and Restated Declaration. Being the same parcel conveyed to Megan Mignemi and Lee Johnson from Jonathan W. Helm and Jenifer L. Helm, by virtue of a deed dated 7/28/2017,

recorded 8/1/2017, as instrument no. 20170801-0077959, county of Davidson, state of Tennessee. Assessor's Parcel No: 118 02 0P 001.00
Property Address is: 2806 Vaulx Ln., Nashville, TN 37204

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20170801-0077959 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 118-02-0P-001.00

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 Nov. 13, 2019:

MJ, FKA Megan Mignemi — Lee Johnson

Megan Johnson, F/K/A Megan Mignemi — **Lee Johnson**

STATE OF TN
COUNTY OF Sumner

The foregoing instrument was acknowledged before me on Nov. 13, 2019 by **Megan Johnson, F/K/A Megan Mignemi** and **Lee Johnson** who are personally known to me or have produced Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their 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

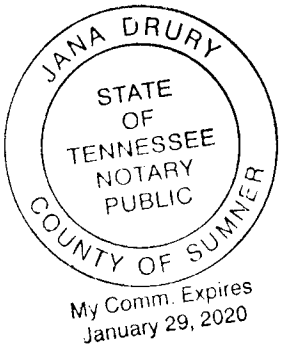
Jana Drury
Notary Public

State of TN
County of Sumner

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00

Subscribed and sworn to before me

This 13 day of Nov., 2019.



(Seal)

Lee Johnson
Affiant

Lee Johnson
Print Name

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
Print Name

True Copy Cerification

I, Amy Cox, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Amy Cox, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries