Karen Johnson Davidson County
Batch# 354247 DEEDQC
02/06/2020 08:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200206-0013763

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Commitment Number: 26210988

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:
Courtney Adair Johnson, 2406 Scovel St., Nashville, TN 37208

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
081-14-0-043

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.

Thomas J. Johnson, Sr., an unmarried man, and **Courtney Adair Johnson, an unmarried woman**, (father/daughter), whose mailing address is **2406 Scovel St., Nashville, TN 37208**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Courtney Adair Johnson, an unmarried woman**, hereinafter grantee, whose tax mailing address is **2406 Scovel St., Nashville, TN 37208**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Being Lot No.42 on the plan of Bransford Realty Co's Subdivision of Lots nos. 1-10 inclusive and other Lots in Mrs. E.S. Clark's subdivision, of record in Book 421, Page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same parcel conveyed to Courtney Adair Johnson, an unmarried woman and Thomas J. Johnson, Sr., an unmarried man from Colleen Smeekens, Unmarried, by virtue of a deed dated 08/30/2017, recorded 09/01/2017, in deed book , page , as instrument no. 20170901-0090524 county of Davidson, state of TN.

Property Address is: 2406 Scovel St., Nashville, TN 37208

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20170901-0090524 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 081-14-0-043

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 January 24th, 2020:

Thomas J. Johnson, Sr.

Courtney Adair Johnson

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 24th, 2020 by **Thomas J. Johnson, Sr.** and **Courtney Adair 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
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
COUNTY OF DECEMBER 19, 2023

Notary Public

State of Tennessee
County of Davidson

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 24th day of January, 2020.



Affiant

Courtney Adair JOHNSON
Print Name

(Seal)

Notary Public

My commission expires:

December 19th, 2023

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