Karen Johnson Davidson County
Batch# 425488 DEEDQC
06/24/2020 01:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200624-0068266

Commitment Number: 26881604
Seller's Loan Number: 400453082

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:
Thomas C. Johnson and **Melissa J. Johnson**, 2202 Milton Drive, Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
073 01 0 169.00

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.

Thomas Clinton Johnson, a formerly single man, whose mailing address is **2202 Milton Drive, Nashville, TN 37216**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Thomas C. Johnson** and **Melissa J. Johnson**, husband and wife, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **2202 Milton Drive, Nashville, TN 37216**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 47, on the plan of Highland view, as shown on plat of record in plan book 1424, page 39, Register's office for Davidson County, Tennessee, reference to which is hereby made fora more complete description. Being the same parcel conveyed to Thomas Clinton Johnson from Celia J. Leibacher, by virtue of a deed dated 2/6/2014, recorded 2/12/2014, as instrument no. 20140212-0012387 county of Davidson , state of Tennessee. Assessor's Parcel No: 073 01 0 169.00

Property Address is: 2202 Milton Drive, Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20140212-0012387 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 073 01 0 169.00

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 June 10, 2020:

Thomas Clinton Johnson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 10, 2020 by **Thomas Clinton Johnson** who is personally known to me or has produced TN DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of TN
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.

Subscribed and sworn to before me

This 10 day of June, 2020.

Affiant

Print Name

Notary Public

(Seal)

My commission expires:

July 27, 2021

Print Name

GAIL L. FARLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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