Karen Johnson Davidson County
Batch# 651252 DEEDQC
06/08/2021 09:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210608-0076489

This Instrument Prepared by:
7 Title
2077 Town Center Blvd., Suite 302
Knoxville, TN 37922

QUITCLAIM DEED

THIS INDENTURE, made this 24 day of May, 2021, between

Donya M. Johnson, unmarried

Of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Donya M. Johnson, unmarried and Masha Lezlie Johnson, unmarried, As Tenants in Common for Life with the Remainder to the Survivor in Fee Simple

of Davidson County, Tennessee, hereinafter referred to as **Grantee.**

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUITCLAIMED, and does hereby bargain, sell, remise, release and QUITCLAIM unto Grantee, the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 290 on the Plan of Treppard Heights, Section No. 8 of record in Plat Book 2854, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

THIS CONVEYANCE is made subject to all applicable easements, reservations, restrictions, covenants, conditions and building set back lines of record.

Being the same property conveyed to Donya M. Johnson, unmarried by Warranty deed from First Bank National Association of record in Book 11540, page 243, Register's Office for Davidson County, Tennessee, dated June 18, 1999 and recorded on June 23, 1999. (Value or consideration shown in aforementioned deed $60,000.00.) Being also known as 3227 West Hamilton Avenue Nashville, Tennessee 37218.

THIS CONVEYANCE is made subject to applicable easements, restrictions and building set back lines of record.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

and all the estate, right, title and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

Donya M. Johnson

CHRISTOPHER PETERSEN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
NOV. 8, 2022
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donya M. Johnson, the within named 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 and official seal at office, this 24th day of May, 2021.

Notary Public

My Commission Expires: NOV 8 2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00

Sworn to and subscribed before me, this 24 day of MAY, 2021

Affiant

Notary Public

My Commission Expires: NOV 8 2022

SEND TAX BILLS TO (Owner) :
Donya M. Johnson
3227 West Hamilton Ave.
Nashville, TN 37218

PROPERTY ADDRESS
3227 West Hamilton Ave.
Nashville, TN 37218

CHRISTOPHER PETERSEN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
NOV. 8, 2022
COUNTY OF DAVIDSON

CLT CODE: 070-01-0-051.00

True Copy Certification

I, Brittany Smith, do hereby make oath that I am a licensed attorney and/or the 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.

Brittany Smith

Signature

State of Tennessee

County of Knox

Personally appeared before me, Nicole Squibb, a notary public for this county and state, Brittany Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Nicole Squibb

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)

MY COMMISSION EXPIRES
SEPTEMBER 26, 2023

NICOLE SQUIBB
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY