Karen Johnson Davidson County
Batch# 664881 DEEDQC
06/25/2021 08:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210625-0086250

Commitment Number: 28655051
Seller's Loan Number: 7010089355

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, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Francine D. Johnson, 108 Morningview Ct., Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
042 07 0 048.00

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.

Francine D. Johnson, surviving tenant of Jimmy Alan Johnson, deceased, whose mailing address is **108 Morningview Ct., Madison, TN 37115**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Francine D. Johnson**, surviving tenant, hereinafter grantee, whose tax mailing address is **108 Morningview Ct., Madison, TN 37115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 108 Morningview Ct., Madison, TN 37115

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument 20131217-0127556 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 042 07 0 048.00

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 11, 2021:

Francine D. Johnson

Francine D. Johnson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 11, 2021 by **Francine D. Johnson** who is personally known to me or has produced Drivers License 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.

Kimberly L. Chambers
Notary Public

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Comm. Expires
January 25, 2023

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 or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 11 day of June, 20 21.

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires January 25, 2023

(Seal)

Francine D. Johnson
Affiant

Francine D. Johnson
Print Name

Kimberly L. Chambers
Notary Public

My commission expires:

1-25-2023

Kimberly L. Chambers
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land In Davidson County, Tennessee, Being Lot 33, Section Two, Morning View Subdivision, As Shown On Plat Of Record In Plat Book 2133, Page 99, In The Register's Office, Davidson County, Tennessee,

To Which Plat Reference Is Hereby Made For A More Particular Description Of Said Property.

Commonly Known as: 108 Morningview Ct, Madison, TN-37115

Being the same parcel conveyed to Jimmy Alan Johnson and Francine D. Johnson from Thomas G. Scott and Rebecca C. Scott, Trustees of the Revocable Scott Living Trust Dated September 3, 1997, by virtue of a deed dated 12/13/2013, recorded 12/17/2013, in deed as instrument no. 20131217-0127556 county of Davidson , state of Tennessee.

True Copy Cerification

I, Jaime Petrosky, 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.

Jaime Petrosky
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, Jaime Petrosky, 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