QUITCLAIM DEED

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/18/23
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 672818 DEEDQC
07/08/2021 10:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210708-0092009

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shernaye Carmelia Johnson and Tiffany Renee Robinson	NEW OWNERS	
(NAME) **713 Braxton Dr**	(NAME)	
(ADDRESS) **Hermitage, Tennessee 37076**	(ADDRESS)	**087-00-0-050.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

NO TITLE SEARCH PERFORMED. INFORMATION FURNISHED BY THE PARTIES.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **Shernaye Carmelia Johnson, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **Shernaye Carmelia Johnson, unmarried, and Tiffany Renee Robinson, unmarried, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF THEIR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Final Plat, The Reserve at Aarons Cress, a Cluster Lot Development, Phase 2, Section 2, of record in Plat at Instrument No. 20200828-0097748, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Shernaye Carmelia Johnson, unmarried, by Warranty deed from Grandview Custom Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20210706-0090652, Register's Office for Davidson County, Tennessee, dated 6-30-2021 and recorded on 7-6-2021.

Being also known as 713 Braxton Drive, Hermitage, Tennessee, 37076.

Witness my/our hand (s) this the 30 day of June, **2021.**

Shernaye Carmelia Johnson

Shernaye Carmelia Johnson

STATE OF Tennessee
COUNTY OF Davidson

On this 30 day of June, 2021, before me personally appeared **Shernaye Carmelia Johnson** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30 day of June, 2021.

Notary Public

My Commission Expires: 6/26/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-30-2021.

Affiant
Date: 7-7-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7 day of July, 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY