THIS INSTRUMENT PREPARED BY AND RETURN TO: Nancy Benites
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Karen Johnson Davidson County
Batch# 705837 DEEDQC
08/27/2021 11:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210827-0115963

Grantee Address
JOYCE JOHNSON-CARRUTHERS
1305 Crestfield Dr
Nashville, TN 37211

Mail Tax Statements to:
JOYCE JOHNSON-CARRUTHERS
1305 Crestfield Dr
Nashville, TN 37211

QUITCLAIM DEED

THIS INDENTURE, Made this 1ST day of JUNE, 2021, by and between Joyce Johnson-Carruthers of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Joyce Johnson-Carruthers and Tommy Carruthers, wife and husband of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 1305 CRESTFIELD DR, NASHVILLE TN, 37211).

BEING the same premises which Tommy Carruthers and Joyce Johnson in deed dated 3/31/2017 and recorded 4/4/2017 in the DAVIDSON County Recorder's Office in Deed Book Volume 20170404-0032768, granted and conveyed to Joyce Johnson-Carruthers.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Ten and No/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Joyce Johnson-Carruthers

State of TN

(SS)

County of DAVIDSON

On this 1ST day of JUNE in the year 2021 before me, the undersigned notary public, personally appeared JOYCE JOHNSON-CARRUTHERS, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

NORMAN J FOLLIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Norman J. Follis
Notary Public
Exp. Date: 09/25/2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $0.00.

Affiant

Subscribed and sworn to before me this 26th day of August, 2021.

Matthew S. D

Notary Public
My Commission Expires: 09-10-2022

Commonwealth of Pennsylvania - Notary Seal
Matthew S. Darcangelo, Notary Public
Allegheny County
My commission expires September 10, 2022
Commission number 1340136
Member, Pennsylvania Association of Notaries

File No: 983336

TAXPAYER/OWNER: JOYCE JOHNSON-CARRUTHERS
ADDRESS: 1305 CRESTFIELD DR, NASHVILLE TN, 37211

Exhibit A

File No.: 983336

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot 413 as shown on the Map entitled Section Eight, Bradford Hills of record as Plat Book 7900, Pages 387 and 388, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed from Tommy Carruthers and Joyce Johnson to Joyce Johnson-Carruthers as set forth in Deed Instrument #20170404-0032768, dated 03/31/2017, recorded 04/04/2017, Davidson County, Tennessee.

Tax ID: 172120B15600CO

Tennessee Certification of Electronic Document

I, Geoffrey Clark, do hereby make oath that I am a licensed attorney and/or the 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 06/01/2021 (date of document).

Affiant Signature

08/26/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 26th day of August, 2021.

Commonwealth of Pennsylvania - Notary Seal
Matthew S. Darcangelo, Notary Public
Allegheny County
My commission expires September 10, 2022
Commission number 1340136
Member, Pennsylvania Association of Notaries

Notary's Signature

MY COMMISSION EXPIRES: 09/10/2022

NOTARY'S SEAL