Karen Johnson Davidson County
Batch# 722944 DEEDQC
09/23/2021 02:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210923-0128128

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Erica R. Johnson Jennifer M. Johnson 609 River Ridge Rd. Nashville , TN 37221	Erica Rachael Johnson and Jennifer Mason Johnson 609 River Ridge Court Nashville, TN 37221-3314

Order Number: 358918

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Erica Rachael Johnson, a/k/a Erica Rachel Johnson and Jennifer Mason Johnson, a married couple,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Erica Rachael Johnson and Jennifer Mason Johnson, a married couple,** as tenants by the entirety, whose address is 609 River Ridge Court, Nashville, TN 37221, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 292 on the Final Master Development Plan, Re-subdivision of Lots 290 thru 295, Rolling River Estates, Section Two, as of record in Plat Book 5210, Page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

1. Subject to all matters as set forth per Plat Book 5210, Page 180, said Register's Office.
2. Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 4892, Page 689, as amended of record in Book 5214, Page 933, said Register's Office.
3. Subject to By-Laws of record in Book 4892, Page 679, said Register's Office.
4. Subject to Charter of record in Book 4892, Page 671, said Register's Office. Charter Amendment ofrecord in Book 8276, Page 552, said Register's Office.
5. Subject to Quitclaim Deed to the Homeowner's Association of record in Book 5689,

Page 652, said Register's Office.
6. Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 141-15-0B-024.00
Street address of property: 609 River Ridge Court, Nashville, TN 37221

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20191003-0101289 in the Register's Office, Davidson County, Tennessee.

Signed this 30th day of August, 2021.

Signature of Grantors:

Erica Rachael Johnson ,a/k/a
Erica Rachel Johnson

Jennifer Mason Johnson

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 30 day of August, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Erica Rachael Johnson, a/k/a Erica Rachel Johnson and Jennifer Mason Johnson known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES SEPTEMBER 02, 2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 141-15-0B-024.00
Street address of property: 609 River Ridge Court, Nashville, TN 37221

Oath of Consideration

I or we, Erica Rachael Johnson, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ Ø .

Signed this 30th day of August, 2021.

Signatures of Affiant(s):

Erica Rachael Johnson
Sworn and subscribed before me this 30 day of August, 2021.

Notary Public

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES SEPTEMBER 02, 2024

Recording Requested By Fidelity

Commitment No 358918

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 292 ON THE FINAL MASTER DEVELOPMENT PLAN, RE-SUBDIVISION OF LOTS 290 THRU 295, ROLLING RIVER ESTATES, SECTION TWO, AS OF RECORD IN PLAT BOOK 5210, PAGE 180, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

Parcel ID: 141 15 0B 024.00CO

Commonly known as 609 River Ridge Court, Nashville, TN 37221
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Quitclaim Deed recorded in Instrument: 20191003-0101289 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Blanca Gastelum, 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 August 30, 2021 (date of document).

Blanca G

Affiant Signature

9-9-2021

Date

State of CALIFORNIA

County of Los Angeles

Sworn to and subscribed before me this 9th day of September, 2021.

T. HOUSE
Notary Public - California
Los Angeles County
Commission # 2274577
My Comm. Expires Feb 3, 2023

D. House

Notary's Signature

MY COMMISSION EXPIRES: 2/3/23

NOTARY'S SEAL