QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $- 0 -.

Kimberly Kimball
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of September, 2021.

Mary Gail Porter
Notary Public

Commission Expires 01-10-2023

MARY GAIL PORTER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023
(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 724893 DEEDQC
09/27/2021 03:14:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210927-0129709

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Sonya Johnson & Kaleb R. Johnson 846 Sunset View Drive Hermitage, TN 37076	Owner	085 047.11

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, for the express purpose of dissolving joint ownership and vesting title solely in Grantee, I, **SONYA JOHNSON, an unmarried woman** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **KALEB R. JOHNSON, an unmarried man** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, a one-half (1/2) undivided interest as tenant in common with right of survivorship with Grantor, in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING VILLA # 1332 OF MAGNOLIA FARMS VILLAS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, A DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAGNOLIA FARMS VILLAS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NUMBER 20190523-0049079, AS CORRECTED IN INSTRUMENT NUMBER 20190624-0060681, DEPICTION OF VILLA PROPERTY ATTACHED AS EXHIBIT "A-1" OF SAID DECLARATION, BY-LAWS APPENDED THERETO AS EXHIBIT "B" REGISTER'S OFFICE FOR SAID COUNTY TOWHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

REFERENCE IS HEREBY MADE TO PLAT OF RECORD IN INSTRUMENT NUMBER 20190507-0042696, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE PROPERTY WITHIN WHICH IS SUBJECT TO THE ABOVE REFERENCED DECLARATION.

Being the same property conveyed to Robert Lucus, an unmarried man and Sonya Johnson, an unmarried woman, as tenants in common with rights of survivorship, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, recorded in Instrument No. 20200618-0063710, Register's Office for Davidson County, Tennessee. The said Robert Lucus subsequently died on January 27, 2021, leaving Grantor herein as sole owner of the property by virtue of the right of survivorship.

This is improved property known as: 846 Sunset View Drive, Hermitage, TN 37076

This conveyance is expressly subject to the lien of the deed of trust of record in Instrument No. 20200618-0063711.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 24 day of September, 2021.

Sonya Johnson

SONYA JOHNSON, Grantor

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, SONYA JOHNSON, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed her signature to the within instrument, further upon oath acknowledging that she did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 24 day of September, 2021.

Commission Expires: 01-10-2023

Mary Gail Porter

NOTARY PUBLIC

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 24th day of September, 2021.

Ernest D. Bennett, III 09/24/2021

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 24th day of September, 2021.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023