Karen Johnson Davidson County
Batch# 769204 DEEDQC
12/07/2021 10:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211207-0161956

THIS INSTRUMENT PREPARED BY:
National Signing Services, Inc.
18167 US Highway 19 North, Floor 3
Clearwater, Florida 33764

QUIT CLAIM DEED

Return To:
Vantage Point Title, Inc.
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764

New Owner(S) Address &
Mail Tax Statements To:
Amanda Sue Johns and James Hartman
512 Patterson Street
Nashville, TN 37211

Property Tax ID#: 133-01-0-356.00
File #: TN810227

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, **AMANDA SUE JOHNS AND JAMES HARTMAN, WIFE AND HUSBAND**, as Grantor, hereby convey all rights, titles and interests that I may have in to **AMANDA SUE JOHNS, A MARRIED WOMAN**, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 133-01-0-356.00

Property Address: 512 Patterson Street, Nashville, TN 37211

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

Witness our hands this the 23rd day of October, 2021.

Amanda Sue Johns
AMANDA SUE JOHNS

JAMES HARTMAN

STATE OF Tennessee }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, Amanda Sue Johns and James Hartman, wife and husband; , the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23rd day of October, 2021.

LINDSAY FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 09.02.2024

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

AMANDA SUE JOHNS

JAMES HARTMAN

Subscribed and sworn to before me this the 23rd day of October, 2021.

LINDSAY FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary
My Commission expires: 09.02.2024

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 Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 63, PATTERSON'S SUBDIVISION OF MAPLE HILL, as shown on plat of record in Plat Book 332, Page 15, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amanda Sue Johns and James Hartman, wife and husband by Deed from Laura F. Sartor, single, dated 6/20/2019 and recorded 6/24/2019 as Instrument 20190624-0060632, Register's Office for Davidson County, TN.

Commonly Known As: 512 Patterson Street, Nashville, TN 37211
Parcel ID: 133-01-0-356.00

True Copy Certification

I, *Darell Near*, do hereby make oath that I am 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 10/23/2021 *(date of document)*.

Affiant Signature

December 2, 2021
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 2 day of December 2021.

Notary Signature

My Commission Expires: May 9, 2025

Notary Seal (if on paper)

ASHLEE BERRY
MY COMMISSION # HH 079806
EXPIRES: May 9, 2025
Bonded Thru Notary Public Underwriters