Karen Johnson Davidson County
Batch# 798751 DEEDQC
02/02/2022 09:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220202-0012061

Commitment Number: 29699226
Seller's Loan Number: 1169139632

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
JAMES JOHNSON and **ADAM DELAND**, 6525 Banbury Xing, Brentwood, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
172-09-0A-053-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

JAMES JOHNSON and **ADAM DELAND**, **a married couple**, who both took title as unmarried persons, whose mailing address is **6525 Banbury Xing, BRENTWOOD, TN 37027**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **JAMES JOHNSON** and **ADAM DELAND, a married couple**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **6525 Banbury Xing, Brentwood, TN 37027**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 6525 Banbury Xing, Brentwood, TN 37027

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20150709-0066528 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 172-09-0A-053-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on January 13, 2022:

James Johnson
JAMES JOHNSON

Adam DeLand
ADAM DELAND

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 13, 2022 by **JAMES JOHNSON** and **ADAM DELAND** who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Dominique Barbee
Notary Public

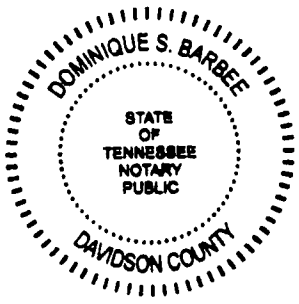
DOMINIQUE S. BARBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

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

Subscribed and sworn to before me

This 13 day of January, 2022.



(Seal)

James W Johnson Adam R DeLand
Affiant

James W Johnson Adam R DeLand
Print Name

Dominique Barbee
Notary Public

My commission expires:

1-6-2025

Dominique Barbee
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE. LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 53 ON THE PLAN OF FINAL PLAT OF SECTION TWO, BANBURY CROSSING OF RECORD IN PLAT BOOK 9700, PAGE (S) 605 THROUGH 609, INCLUSIVE, AS AMENDED IN BOOK 10970, PAGE 943, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. BEING THE SAME PROPERTY CONVEYED TO JAMES W. JOHNSON UNMARRIED AND ADAM R. DELAND UNMARRIED , AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP FROM DEREK M. GRIFFITH, UNMARRIED AND BELINDA Y. GRIFFITH, UNMARRIED, DATED 06/30/2015, RECORDED 07/09/2015, DEED INSTRUMENT # 20150709-0066528, , , COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, LUKE BINGHAM, 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 1-13-2022 (date of document).

Luke Bingham
Affiant Signature

1-20-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/1/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries