Karen Johnson Davidson County
Batch# 809514 DEEDQC
02/22/2022 01:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220222-0020031

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		Mark A. Johnson 2524 Arbor Pointe Cove Hermitage, TN 37076-1493

Order Number: 103-2200960-TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Mark A. Johnson and Jaqueline A. Johnson, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Mark A. Johnson a married man,** whose address is 2524 Arbor Pointe Cove, Hermitage, TN 37076-1493, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 8, on the Final Plat on Arbor Crest Subdivision, of record in Instrument 20071129-0138522, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

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.

Subject to (1) All matters shown on the plat of record in instrument 20071129-0138522, (2) Covenants, conditions, easements and restrictions of record in Instrument 20081201-0116546, as amended of record in Instrument 20150122-0006403, (3) Stormwater Detention Agreement of record in Instrument 20050321-0030718, (4) Dedication of Easement & Maintenance Agreement ,for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances, of record in Instrument 20150501-0039493, and (5) Charter of the Homeowners Association of record in Instrument 20060914-0113687, in the Register's Office for Davidson County, Tennessee.

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: 137-04-0B-008-00C0
Street address of property: 2524 Arbor Pointe Cove, Hermitage, TN 37076

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20151102-0110951 in the Register's Office, Davidson County, Tennessee.

Signed this 31 day of Jan, 2022.

Signature of Grantors:

Mark A. Johnson

Jaqueline A. Johnson

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 31 day of Jan, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Mark A. Johnson and Jaqueline A. 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

CHRISTINE BOLANIS GARNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-18-2022

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 Numbers: 137-04-0B-008-00C0
Street address of property: 2524 Arbor Pointe Cove, Hermitage, TN 37076

Oath of Consideration

I or we, Mark A 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 $10.00.

Signed this 31 day of Jan, 2022.

Signatures of Affiant(s):

Mark A. Johnson

Sworn and subscribed before me this 31 day of Jan 2022.

Notary Public

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

FITCO
103-2200960-TN

Tennessee Certification of Electronic Document

I, **Melonie Hoover**, 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 **January 31, 2022.**

Affiant Signature

February 04, 2022
Date

STATE OF **COLORADO**

COUNTY OF **DENVER**

Sworn to and subscribed before me this **February 04, 2022**

PRISCILLA PEREZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194009314
MY COMMISSION EXPIRES MARCH 7, 2023

Notary's Signature

MY COMMISSION EXPIRES: **March 07, 2023**