Karen Johnson Davidson County
Batch# 815509 DEEDQC
03/04/2022 10:53:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220304-0024944

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Christy Johnson 2722 Riverbend Dr. Nashville, Tennessee 37214	Same	062 02 0A 081.00

Quitclaim Deed

Grantor: Yolande Johnson Welch
Grantee: Christy Marie Johnson, unmarried

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 B on the Plan of River Trace Estates, Phase I, Section I, of record in Book 6250, Page 996 and 997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Christy Marie Johnson and Yolande Johnson Welch by deed from Christy Marie Johnson, Administrator of the Estate of Rose Marie Johnson, of record in Instrument No. 20220223-0020394, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2722 Riverbend Drive, Nashville, TN 37214.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Yolande Johnson Welch
Yolande Johnson Welch, Grantor

State of Tennessee
County of Sumner

On February 9, 2022, before me personally appeared Yolande Johnson Welch, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Sara Barbour
Notary Public
My commission expires: 9-26-22

* *

SARA BARBOUR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 9-26-22

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Christy Marie Johnson, Grantee

Sworn to and subscribed before me on February 9, 2022.

Notary Public
My commission expires: 9-26-22

SARA BARBOUR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 9-26-22

* *

TRUE Copy Certification

I, Sara Barbour, 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 February 9, 2022.

Signature

February 9, 2022

State of Tennessee, County of Sumner

Sworn to and subscribed before me on February 9, 2022.

Notary's Signature
My Commission Expires: 12/19/2023

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER