AFTER RECORDING RETURN TO:
AMC SETTLEMENT SERVICES
345 ROUSER RD BLDG 5
CORAOPOLIS, PA 15108
File No. 50023791

Karen Johnson Davidson County
Batch# 830585 DEEDQC
03/29/2022 12:30:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220329-0036233

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Map-Parcel No.: 150090B00300CO

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 14 day of MARCH, 20 22, by and between **ROSALIND M. JOHNSON, AND HUSBAND WILLIE E. JOHNSON, JR. A/K/A WILLIE E. JOHNSON,** a mailing address of 533 Forest Pointe Pl, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **ROSALIND M. JOHNSON and WILLIE E. JOHNSON, JR., WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY,** a mailing address of 533 Forest Pointe Pl, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 533 Forest Pointe Pl, Antioch, TN 37013

Being the same property conveyed to Rosalind M. Johnson and husband, Willie E. Johnson from Fox Ridge Homes, Inc. in a Warranty Deed dated 12/31/1996 and recorded 01/02/1997 under Book: 10303, Page: 367 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

ROSALIND M. JOHNSON

WILLIE E. JOHNSON, JR. A/K/A WILLIE E. JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, ROSALIND M. JOHNSON and WILLIE E. JOHNSON, JR. A/K/A WILLIE E. JOHNSON, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TENNESSEE, this 14 day of MARCH, 2022.

Notary Public
My Commission expires: 6/26/2024

No title exam performed by the preparer. Legal description and party's names provided by the party.

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VALUATION AFFIDAVIT

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

Willie E Johnson Jr Rosalind M. Johnson
Affiant

Print Name: Willie E. Johnson Jr. Rosalind M. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 14 day of MARCH, 2022.

Notary Public
My Commission Expires: 6/26/2024

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

ROSALIND M. JOHNSON and WILLIE E. JOHNSON, JR.
533 Forest Pointe Pl
Antioch, TN 37013

Name and address of property owner:

ROSALIND M. JOHNSON and WILLIE E. JOHNSON, JR.
533 Forest Pointe Pl
Antioch, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND, IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DEED BOOK 10303 PAGE 367 AND PARCEL # 150090B00300CO, BEING KNOWN AND DESIGNATED AS:

BEING LOT NO. 3 ON THE PLAN OF THE FIRST REVISION OF FOREST POINTE, SINGLE FAMILY, PHASE I OF RECORD IN PLAT BOOK 9700, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

PARCEL ID NUMBER: 150090B00300CO

BEING THE SAME PROPERTY ACQUIRED BY ROSALIND M JOHNSON AND HUSBAND, WILLIE E JOHNSON BY DEED OF FOX RIDGE HOMES, INC., DATED 12/31/1996 AND RECORDED 01/02/1997 IN BOOK 10303 PAGE 367

PROPERTY COMMONLY KNOWN AS: 533 FOREST POINTE PL, ANTIOCH, TN 37013

Tennessee Certification of Electronic Document

I, Nic Cronin, 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 3/14/2022.
(Date of Document)

N. C.
Affiant Signature

3/16/2022
Date

State of PA

County of Allegheny

Sworn to and subscribed before me, Virginia L.W. Juzwick this 16th day of March, 2022.

Commonwealth of Pennsylvania - Notary Seal
Virginia L W Juzwick, Notary Public
Allegheny County
My commission expires August 31, 2022
Commission number 1080981

Virginia L W Juzwick
Notary's Signature – Virginia L.W. Juzwick

MY COMMISSION EXPIRES: 8-31-2022

NOTARY'S SEAL