Karen Johnson Davidson County
Batch# 837621 DEEDQC
04/11/2022 11:02:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220411-0041679

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Mary Ann Johnson, unmarried**("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Tiffany Johnson,** (Grantee), a single woman all of his/her/their/its rights, title, and interests in the following described real property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 5-A, on the Plan of Zone Lot Division, Lots 4, 5, & 24, Hillmore Subdividsion, of record in Book 6250, page 495, Register's Office for said County, to which plan reference is hereby made for a more complete legal descrription.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **Book 10949, Page 304** in said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 4th day of **April, 2022.**

Mary Ann Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Mary Ann Johnson**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of **April, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN before me this the 4th day of **April, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	**809 Hillmore Dr.** **Nashville, TN 37218**
TAX PARCEL NO.:	59-14-248 13DA-68602
PROPERTY OWNER:	**Tiffany Johnson**
OWNER'S ADDRESS:	**3836 Buena Vista Pike** **Nashville, TN 37218**
MAIL TAX BILLS TO:	**Tiffany Johnson** **3836 Buena Vista Pike** **Nashville, TN 37218**

Certificate of Authenticity

I, Holly Mason, 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 4/4/22.

Affiant Signature

4/4/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of March, 2022.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

My Commission Expires: 11/3/25

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