Karen Johnson Davidsc
Batch# 851589
05/06/2022 09:11:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220506-0052351

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

No Title Search was performed in the preparation of this Quitclaim Deed

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 5th day of May, 2022.

Notary Public

My Commission Expires:

NATHAN L POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires December 8, 2024

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jannette Moss and Ronald Wayne Johnson 3261 River Walk Drive Nashville, TN 37214	New Owner	085 12 0A 030.00CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jannette Moss, an unmarried woman,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Jannette Moss, an unmarried woman, and Ronald Wayne Johnson, an unmarried man, as tenants in common with rights of survivorship,** their heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the plan of Rivers Edge Section Two Jackson Downs Phase Two, of record in Book 9700, Page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jannette Moss, an unmarried woman, by Warranty Deed from Cheryl C. Umberger, unmarried, of record in Instrument No. 20180605-0053442, in the Register's Office of Davidson County, Tennessee, dated May 30, 2018 and recorded on June 05, 2018.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2022 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record. However, this conveyance is made without the benefit of a title search.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of May 2022.

Jannette Moss

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jannette Moss, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of May 2022.

Nathan L Powers

Notary Public

My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024