Karen Johnson Davidson County
Batch# 884293 DEEDQC
07/05/2022 03:30:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220705-0077549

THIS INSTRUMENT PREPARED BY:
National Signing Solutions, Inc.
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:
Vantage Point Title, Inc.
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764

New Owner(S) Address &
Mail Tax Statements To:
Barry Ross and Julie Ross
2715 Pennington Bend Road
Nashville, TN 37214

Property Tax ID#: 62 106.00
File #: TN867752

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, **BARRY ROSS A/K/A BARRY W. ROSS and JULIE ROSS A/K/A JULIE J. ROSS, husband and wife,** whose address is 2715 Pennington Bend Road, Nashville, TN 37214, **and JOY M. JOHNS, married woman, herein joined by her spouse, GEORGE J. JOHNS**, whose address is 2721 Pennington Bend Road, Nashville, TN 37214, as Grantor, hereby convey all rights, titles and interests that we may have in to **BARRY ROSS and JULIE ROSS, husband and wife,** whose address is 2715 Pennington Bend Road, Nashville, TN 37214, **and JOY M. JOHNS and GEORGE J. JOHNS, wife and husband, all as joint tenants,** whose address is 2721 Pennington Bend Road, Nashville, TN 37214, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 62 106.00

Property Address: 2715 Pennington Bend Road, Nashville, TN 37214

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

Witness our hands this the 24 day of June, 2022

Barry Ross a/k/a Barry W. Ross
Barry Ross
a/k/a Barry W. Ross

Julie Ross a/k/a Julie J. Ross
Julie Ross
a/k/a Julie J. Ross

Joy M. Johns
Joy M. Johns

George J. Johns
George J. Johns

STATE OF TN }

COUNTY OF Wilson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, **Barry Ross a/k/a Barry W. Ross and Julie Ross a/k/a Julie J. Ross and Joy M. Johns and George J. Johns**, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 24 day of June, 2022

K.D. Davis
Notary Public
My Commission expires: 2/8/23

K.D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Barry Ross a/k/a Barry W. Ross
Barry Ross
a/k/a Barry W. Ross

Julie Ross a/k/a Julie J. Ross
Julie Ross
a/k/a Julie J. Ross

Joy M. Johns
Joy M. Johns

George J. Johns
George J. Johns

Subscribed and sworn to before me this the 24 day of June, 2022

K.D. Davis
Notary
My Commission expires: 2/8/23

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 Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

K.D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"

The following described Real Estate in Davidson County, in the State of Tennessee, to wit:

PROPERTY in Davidson County, Tennessee, being Lot No. 1 on the Final Resubdivision Plat of Isham Culbreath Subdivision, of record in Instrument No. 20120112-0003121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Julie J. Ross, Barry W. Ross and Joy M. Johns, by Deed from Joy M. Johns, dated May 10, 2022 and recorded May 10, 2022 in Instrument No. 20220510-0053536, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, *Darell Near*, 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 6/24/2022 *(date of document)*.

Affiant Signature

July 5, 2022
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 5th day of July 2022.

Notary Signature

My Commission Expires: May 9, 2025

Notary Seal (if on paper)

ASHLEE BERRY
MY COMMISSION # HH 079806
EXPIRES: May 9, 2025
Bonded Thru Notary Public Underwriters