Karen Johnson Davidson County
Batch# 889523 DEEDQC
07/15/2022 12:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220715-0081497

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 AFFIANT Subscribed and sworn to before me, this 12 day of July, 2022 NOTARY PUBLIC My Commission Expires: 02-01-2023

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Tina B. Mullins 1005 Riverspring Drive Nashville, TN 37221	New Owner	126-16-0A-356-00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 11th day of July 2022, the undersigned, **Tina B. Mullins and Gary L. Johnson, as joint tenants in common by rights of surviorship,** hereinafter called the Grantors, do hereby quitclaim, transfer and convey unto **Tina B. Mullins, an unmarried person,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in Davidson County, and having an address of **1005 Riverspring Drive, Nashville, TN 37221**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 493, River Walk, Phase 2B, as shown on plat of record in Instrument No. 20041020-0126319, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tina B. Mullins and Gary L. Johnson, joint tenants in common with rights of survivorship, by deed dated 05/02/2014, and recorded 05/12/2014, from Bret D. Alvis and wife, Ann E. Kellerman now known as Annie Kellerman Alvis, of record in Instrument Number 20140512-0040509, Register's Office for Davidson County, Tennessee.

This is improved property known as 1005 Riverspring Drive Nashville, TN 37221

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record.

Further, the foregoing real property is not the homestead of Grantor, Gary L. Johnson.

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

This the 11th day of July, 2022.

Gary L. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office, this 14th day of July, 2022

Candace Holloran
Notary Public
My Commission Expires: 5.9.23

STATE OF TENNESSEE NOTARY PUBLIC CANDACE HOLLORAN DAVIDSON COUNTY

Tina B. Mullins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office, this 14th day of July, 2022

Candace Holloran
Notary Public
My Commission Expires: 5.9.23

STATE OF TENNESSEE NOTARY PUBLIC CANDACE HOLLORAN DAVIDSON COUNTY

Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Morgan

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

202207150081497