Karen Johnson Davidson County
Batch# 915882 DEEDQC
09/13/2022 10:42:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220913-0102115

File Number: ORG-374433

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

New Property Owner/Mail Tax Statements To:
MARGARET M JOHNSON and CHARLES HENRY JOHNSON, SR., 123 NEW BRICK CHRCH PIKE, Goodlettsville, TN 37072

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
01816003400

QUITCLAIM DEED

Margaret M. Johnson who acquired title as Margaret M. Murphy, married to Charles Henry Johnson, Sr., hereinafter grantor, whose tax-mailing address is **123 NEW BRICK CHRCH PIKE, Goodlettsville, TN 37072,** for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **MARGARET M. JOHNSON and CHARLES HENRY JOHNSON, SR.,** as tenants by the entirety, hereinafter grantees, whose tax mailing address is **123 NEW BRICK CHRCH PIKE, Goodlettsville, TN 37072,** with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain land in the 10th Civil District of Davidson County, Tennessee, partly described according to a survey made by George W. Watkins, Surveyor, January 11, 1961, as follows: TRACT NO. 1: Beginning at the northeast intersection of (New) Brick Church Pike and Bell Street; thence with the easterly margin of said Bell Street, N. 0 Degrees 20' W. 173 feet to a point in S. C. Dorris southern boundary line; thence with said Dorris' southern boundary line, S. 81 Degrees 30' E. 54.8 feet; thence southerly 150 feet more or less to the northerly margin of (New) Brick Church Pike; thence with the same S. 76 Degrees 30' W. 64.1 feet to the beginning. APN: 01816003400
Property Address is: 123 NEW BRICK CHRCH PIKE, Goodlettsville, TN 37072

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Book 7127, Page 283 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 01816003400

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on September 1, 2022:

Margaret M Johnson

Margaret M. Johnson **WATA Margaret M. Murphy**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 1, 2022 by Margaret M. Johnson who is personally known to me or has produced TN Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

Executed by the undersigned on September 1, 2022:

Charles Henry Johnson

Charles Henry Johnson, Sr.

STATE OF Tennessee
COUNTY OF davidson

The foregoing instrument was acknowledged before me on September 1, 2022 by **Charles Henry Johnson, Sr.** who is personally known to me or has produced TN Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/07/2024
DAVIDSON COUNTY

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 1st day of September, 2022.

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

(Seal)

Margaret M Johnson
Affiant

Margaret M Johnson
Print Name

Notary Public

My commission expires:

5/7/2024

Leslie Isabell
Print Name

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 09/01/2022 (date of document).

Affiant Signature

09/01/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 1st day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954