AFTER RECORDING RETURN TO:
Old Republic Title PMac
530 South Main Street
Akron, OH 44311
File No. 01-22041421-02C

Karen Johnson Davidson County
Batch# 938986 DEEDQC
11/08/2022 08:38:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221108-0119813

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Tax ID No.: 141050A54400CO

QUITCLAIM DEED

THIS DEED made and entered into on this 2 day of NOV, 2022 by and between **Charles D. Johnson and Carol Spear-Johnson, husband and wife,** residing at 1513 Brockton Lane, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Carol Spear-Johnson, a married woman,** residing at 1513 Brockton Lane, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1513 Brockton Lane, Nashville, TN 37221

Being the same property conveyed to the Grantor(s) in a Deed recorded on 09/12/2016 under Document Number 20160912-0095542 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Carol Spear-Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Carol Spear-Johnson, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson TN this 2 day of November, 2022.

Notary Public

My Commission expires: 1-25-2023

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires January 25, 2023

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Charles D. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Charles D. Johnson, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson, TN, this 2 day of NOV, 2022

Notary Public

My Commission expires: 1-25-2023

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires January 25, 2023

EXHIBIT A

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 544 ON THE PLAN OF AVONDALE PARK, PHASE 3, SECTION 2 OF RECORD IN INSTRUMENT NO. 20151007-0102442 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TAX ID NO: 141050A54400CO

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED
GRANTOR: NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES
GRANTEE: CHARLES D. JOHNSON AND CAROL SPEAR-JOHNSON, HUSBAND AND WIFE
DATED: 09/02/2016
RECORDED: 09/12/2016
DOC#/BOOK-PAGE: 20160912-0095542 / NA
SPECIAL

ADDRESS: 1513 BROCKTON LN , NASHVILLE, TN 37221

VALUATION AFFIDAVIT

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

Carol Spear-Johnson
Affiant

Print Name: Carol Spear-Johnson

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 2 day of November, 2022

Kimberly L. Chambers
Notary Public
My Commission Expires: 1-25-2023

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires January 25, 2023

Name and address for person(s) responsible for taxes:

Carol Spear-Johnson
1513 Brockton Lane, Nashville, TN 37221

Name and address of property owner:

Carol Spear-Johnson
1513 Brockton Lane, Nashville, TN 37221

Tennessee Certification of Electronic Document

I, Kimberly L. Chambers, 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 November 2, 2022 (date of document).

Kimberly L. Chambers
Affiant Signature

November 2, 2022
Date

STATE OF TN
COUNTY OF Davidson

Sworn to and subscribed before me this 2 day of Nov, 2022.

Kimberly L. Chambers
Notary's Signature

My Commission Expires: 1-25-2023

NOTARY'S SEAL

