THIS INSTRUMENT PREPARED BY:
FREEDOM TITLE SERVICES, LLC
109 HAZEL PATH, SUITE 2
HENDERSONVILLE, TN 37075

MAP.GROUP.PARCEL: 064080A08600CO

Karen Johnson Davidson County
Batch# 969675 DEEDQC
02/13/2023 09:31:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230213-0010212

NEW OWNERS:
TERESA JOHNSON
1805 WOODLAND FARMS CT.
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
New Owners

QUITCLAIM DEED

This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, NANCY ROGERS, by this instrument **QUITCLAIMS** all of the interest of Grantor in the hereinafter described property unto TERESA JOHNSON, **an unmarried woman,** their heirs and assigns forever, the property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 48 ON THE PLAN OF SECTION THREE, MERRITT DOWNS OF RECORD IN INSTRUMENT NO: 20040629-0076758, REGISTER'S OFFICE FOR SAID, COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TERESA JOHNSON, AN UNMARRIED WOMAN AND NANCY ROGERS, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM ADAM'S AUTO SALES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED DECEMBER 20, 2017, OF RECORD IN INSTRUMENT NO. 20171227-0131569, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS: 1805 WOODLAND FARMS CT., OLD HICKORY, TN 37138.

Nancy A Rogers
NANCY ROGERS

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, Nancy Rogers, the bargainer with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 7th day of February, 2023.

Gina Dunning
Notary Public
My Commission Expires: 8/21/23

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is none.

Sandra Brooks
AFFIANT

Sworn to and subscribed before me, this 7th day of February, 2023.

Gina Dunning
Notary Public
My Commission Expires: 8/21/23

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY