THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS AND SEND TAX BILLS TO:
Cynthia Denise Johnson
3912 Oxbow Drive
Nashville, TN 37207

MAP: 041120
PARCEL: 043.00

Karen Johnson Davidson County
Batch# 975502 DEEDQC
03/01/2023 10:44:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230301-0014495

QUITCLAIM DEED

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

FOR AND IN CONSIDERATION of no monetary consideration and pursuant to Mediated Settlement Agreement, Case No. 2018-DR 4985, in the Circuit Court of the Twelfth Judicial Court, Manatee County, Florida, I, Thomas Keith Johnson, Grantor, by these presents do hereby quitclaim and convey unto Cynthia Denise Johnson, Grantee, her successor and assigns all of my interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, is further described as follows, to-wit:

Being Lot No. 60 on the Plan of Section III, Bellshire Estates, of record in Book 2133, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Thomas K. Johnson and Cynthia D. Johnson by Nullification of Foreclosure Sale dated 3/3/1998 from Arnold M. Weiss, Substitute Trustee and the Acting Secretary of Veterans Affairs, the assignee of the successful purchaser at the foreclosure sale, of record in Book 10907, Page 924, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 3912 Oxbow Drive, Nashville, TN 37207.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on the 3rd day of ~~January~~ February 2023.

Thomas Keith Johnson

STATE OF FLORIDA
COUNTY OF Harris

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas Keith Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of ~~January~~ February 2023.

Notary Public
My Commission Expires:

RICHARD JOHN COLE II
Commission # HH 270049
Expires June 30, 2026

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 3rd day of ~~January~~ February 2023.

Notary Public
My Commission Expires:

RICHARD JOHN COLE II
Commission # HH 270049
Expires June 30, 2026