This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1041482 DEEDQC
08/22/2023 03:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230822-0065687

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 17th day of Aug, 2023

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Michael A. Johnson
1057 Rambling Brook Road,
Nashville, TN 37218

SEND TAX BILLS TO:
Michael A. Johnson
1057 Rambling Brook Road,
Nashville, TN 37218
MAP AND PARCEL NUMBER: 058090A08600CO

QUITCLAIM DEED

23NT00692

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Michael A. Johnson, a married man

By these presents do remise, release and **QUITCLAIM** unto

Michael A. Johnson, a single man

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 78, on the Plan of Creekside Trails, Phase 4, of record in Instrument No. 20050405-0037383, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael A. Johnson, a married man from Delia M. Jensen, unmarried by Warranty Deed dated 12/30/2010 and recorded 01/04/2011 in Instrument No. 20110104-0000832, Register's Office for said County.

This is an improved property commonly known as: 1067 Rambling Brook Rd, Nashville, TN 37218-3609

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.

Witness our hands this 17th day of August, 2023.

Michael A. Johnson

State of Tennessee }
County of Davidson }

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

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tanya T. Johnson

State of TN
County of Davidson

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

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tanya T. Johnson joins in this deed for purposes of conveying marital interest

Tennessee Certification of Electronic Document

I, Britney Garner 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 8/17/23 (date of document).

Affiant Signature

8/22/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd of August, 2023

Notary's Signature
My Commission Expires: 7-7-2025

(SEAL)

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025