Karen Johnson Davidson County
Batch# 1043746 DEEDQC
08/29/2023 11:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230829-0067623

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

NEW OWNER:
Bernard E. Johnson III and Sandra Johnson
3009 Bluffhollow Gap
Cane Ridge, TN 37013

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

AFFIANT

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 29th day of August, 2023.

NOTARY PUBLIC
My Commission Expires: _____

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL:
173-8-A-62.00CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, Bernard E. Johnson III, a married man, Grantor, hereby quitclaims and conveys all of his right, title and interest to the hereinafter described property to Bernard E. Johnson III and Sandra Johnson, husband and wife, Grantees. Said property conveyed herein is described as follows: Land situated in Davidson County, Tennessee:

Being Lot No. 92, on the Final Plat, Section Two, Deer Valley, "Cluster Lot Subdivision". A Planned Unit Development, of record in Instrument No. 20060106-0002333, Register's Office for Davidson County, Tennessee, to which Plkan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bernard E. Johnson III, a married man, by Warranty Deed, from S & Y Construction, Inc., a Tennessee Corporation, dated February 12th, 2008, of record in Insrtrument No. 20080213-0014503, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

This is improved property with an address of: 3009 Bluffhollow Gap, Cane Ridge, TN 37013

DATED this the 29th day of August 2023.

Bernard E. Johnson III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Bernard E. Johnson III, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2023.

My commission expires: _____

Notary Public

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Shannon R. Richardson, 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 August 29, 2023.

Date

Affiant Signature

8-29-2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of August, 2023.

Notary's Signature

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)