THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF GRANTOR WITHOUT THE BENEFIT OF TITLE SEARCH OR SURVEY BY:

LARRY B. HOOVER
ATTORNEY AT LAW
1222 16th AVENUE SOUTH, Ste 12
NASHVILLE, TENNESSEE 37212

Karen Johnson
Batch # 1080146
12/08/2023 02:09:18 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20231208-0094999

ADDRESS NEW OWNER:
Armelia Josephine Johnson
Natasha Denise Plant
565 Rural Hill Road
Nashville TN 37217

MAP-Parcel: 163 16 0A 150.00

SEND TAX BILLS:
Same as above new owner

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Armelia Josephine Johnson, an unmarried person, hereinafter called Grantor, has bargained and sold, and by these presents do quitclaim and convey unto Armelia Josephine Johnson and Natasha Denise Plant, as tenants by the entirety, with a right of survivorship, hereinafter called the Grantees, their successors and assigns all of her rights, titles and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Unit Number 270 on the Phase Two, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument Number 2005-0609-0066104- Exhibit A-I, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed May 13, 2009, as Instrument No. 20090513-0043832 in the Register's Office of Davidson County Tennessee.

Being the same property conveyed to Kristosser A. Jernighan, by Special Warranty Deed recorded on November 5, 2009, as Instrument No. 20091105-010338 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Armelia Josephine Johnson, by an affidavit of heirship recorded on December 8, *2023, as Instrument No.* 20231208 0094998 *in the Register's Office of Davidson County, Tennessee.*

Commonly known as: 1813 Rosander Lane, Antioch, TN 37013

~~To have and to hold the said real property, together with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their successors and assigns forever. Grantor does covenant that she is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.~~ NP

Grantor further covenants and binds herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said Grantees, their successors, and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein.

The rest of this page was intentionally left blank.

IN WITNESS WHEREOF, I have hereunto set my hand this the 31 day of October, 2023.

Armelia Josephine Johnson

Armelia Josephine Johnson

STATE OF MISSISSIPPI)

COUNTY OF Monroe)

Personally appeared before me, Desiree Ashcraft, Notary Public, the within named Armelia Josephine Johnson, the bargainer with whom I am personally acquainted or was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

SWORN and SUBSCRIBED to before me on this the 31 day of October, 2023.

Desiree Ashcraft

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-14-25

STATE OF MISSISSIPPI
DESIREE ASHCRAFT
NOTARY PUBLIC
ID No. 119168
Comm. Expires
February 14, 2025
MONROE COUNTY

STATE OF TENNESSEE)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer is Zero Dollars ($0).

AFFIANT

SWORN and SUBSCRIBED to before me on this the 6TH day of NOVEMBER 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: May 7, 2024

TIFFANIE R. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY