Karen Johnson Davidson County
Batch# 1115208 DEEDQC
03/26/2024 12:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240326-0020974

Name and Address of New Owner:
Send Tax Bills To:
3209, LLC
5350 Rockmoor Drive
Stone Mountain, GA 30088-3325

This Instrument Prepared By:
Key Title & Escrow
406 Frazier Avenue
Suite 110
Chattanooga, TN 37405

Map & Parcel No: 059 09 0 122.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thaddeus L. Johnson and Mildred M. Williams-Johnson, husband and wife,** "the Grantors," convey and quitclaim unto **3209 LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 172 on the plan of Section 3, Haynes Estates, of record in Book 4175, page 80, Register's Office for said County.

SAID Lot No. 172 fronts 98.11 feet on the southerly margin of Bray Drive and extends back 246.65 feet on the easterly line and 116.37 feet on the westerly line to a dead line in the rear, measuring 141.14 feet thereon.

Being the same property conveyed to Bernadine Johnson and Thaddeus L. Johnson, of record in Book 5247, page 190, Office of the Register for Davidson County, Tennessee.

And being the same property, a one-half interest in which, previously owned by Bernadine Johnson, was devised to Thaddeus L. Johnson under the Will of Bernadine J. Wallace (formerly Bernadine Johnson), a certified copy of which is of record as Instrument No: 20060501-0049910, Office of the Register's Office for Davidson County, Tennessee.

Also Being the same property conveyed to Thaddeus L. Johnson and wife, Mildred L. Williams-Johnson, of record as Instrument No: 20060501-0049911, Office of the Register's Office for Davidson County, Tennessee.

For prior title see Quitclaim Deed of Correction, correcting the grantees name dated June 17,2008 and recorded Instrument No.: 20080620-0063638 on June 20, 2008, of record in the Register's Office for Davidson County, Tennessee.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same. **Grantor conveys all right, title and interest.**

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF

AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 11th day of March, 2024.

Thaddeus L. Johnson (SEAL)

Mildred M. Williams-Johnson (SEAL)

STATE OF Georgia

COUNTY OF DeKalb

On this 11th day of March, 2024, before me personally appeared Thaddeus L. Johnson and Mildred M. Williams-Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of March, 2024.

Nezida S. Davis
Notary Signature
My commission expires:

NEZIDA S. DAVIS
Notary Public, Georgia
DeKalb County
My Commission Expires
12/20/2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant (agent)

STATE OF TENNESSEE
COUNTY OF HAMILTON

AFFIDAVIT OF VALUE

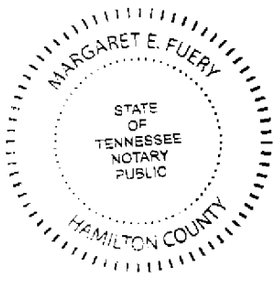
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Affiant (agent)

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn to and subscribed before me this 20th day of March, 2024.

Notary Signature
My commission expires: 05-17-27



Tennessee Certification of Electronic Document

I, Margaret E. Fuery, 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 **3/11/2024** (date of document).

Margaret E. Fuery
Affiant Signature

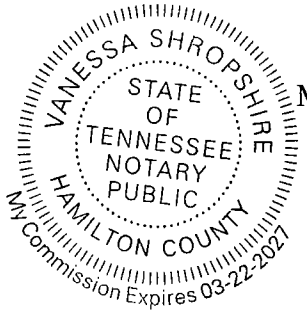
3/21/2024
Date

State of Tennessee

County of Hamilton

Sworn to and subscribed before me this **21st** day of **March**, 2024.

Notary's Signature



MY COMMISSION EXPIRES: 3-22-27