Karen Johnson Davidson County
Batch# 1169189 DEEDQC
08/14/2024 12:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240814-0062104

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Bryan G. Johnson, Affiant

Subscribed and sworn to before me this 6th day of August, 2024.

Notary Public
My Commission Expires: May 9, 2026

ROSS W. BOMHOLT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2026

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL NO.
Sarah T. Nelson and Bryan G. Johnson 1606 23rd Avenue North Nashville, TN 37208	Volunteer Mortgage, Inc. One Vantage Way, Suite E240 Nashville, TN 37228	081-11-0-113.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Sarah T. Nelson and Bryan G. Johnson, as tenants in common with rights of survivorship**, the "**Grantors**," do hereby convey and quitclaim unto **Sarah T. Nelson and Bryan G. Johnson, a married couple, as tenants by the entirety**, the "**Grantees**," all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 6th day of August, 2024.

Sarah T. Nelson

Bryan G. Johnson

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Ross W. Bomholt, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Sarah T. Nelson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 6th day of August, 2024.

ROSS W. BOMHOLT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2026

Notary Public
My Commission Expires: May 9, 2026

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Ross W. Bomholt, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Bryan G. Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 6th day of August, 2024.

ROSS W. BOMHOLT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2026

Notary Public
My Commission Expires: May 9, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of S. A. Champion's Subdivision of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 50 feet on the Easterly side of 23rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sarah T. Nelson, unmarried, and Bryan G. Johnson, unmarried, as tenants in common with rights of survivorship, by Warranty Deed from Rhythm Homes and Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20170404-0032996, dated March 31, 2017, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 1606 23rd Avenue North, Nashville, Tennessee 37208.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Ally M. Hicks, 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 6, 2024 (date of document).

Affiant Signature

8-13-24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

