Karen Johnson
Batch # 1189956
10/04/2024 12:41:24 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241004-0077293

Subject Property: **Map & Parcel: 054-14-0A-019.00-C**

Property Address: **14 Harbor Cove Drive, Old Hickory, TN 37138**

New Owner:	**Erin Marie Tracy**	**Send Tax Bill to:**
Address:	**14 Harbor Cove Dr.**	**Same address**
	Old Hickory, Tennessee 37138	

This instrument was prepared by: **Marissa L. Walters,** Attorney at Law
329 S. Royal Oaks Blvd., Suite 205
Franklin, TN 37064
(615) 794-1717

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce, entered on April 16, 2024, Davidson County Circuit Court Docket No. 23D-1237, and for good and valuable consideration, and no monetary consideration, I, **Raymond Derek Johnson**, hereby quitclaim and convey to **Erin Marie Tracy**, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Final Plat Brandywine Harbor, of record in Plat Book 11700, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with any and all rights in the exclusive use for Slip No. 10 of the boat dock located at Brandywine Harbor Subdivision.

Being the same property conveyed to Erin Marie Tract and Raymond Derek Johnson, wife and husband, from Sigrid C. Walters and Michael John Walters, wife and husband, by Warranty Deed dated November 19, 2019, and recorded November 19, 2019, in Instrument Number 20191119-0119388, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to Sigrid C. Walters and Michael John Walters, wife and husband, by Deed dated June 22, 2017 from Nathan Mosakowski and Mary Joann Mosakowski, husband and wife, recorded June 23, 2017, in Instrument Number 201706230063253, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan,

all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF I have hereunto set my hand this 2 day of August, 2024.

RAYMOND DEREK JOHNSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raymond Derek Johnson, within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of August, 2024.

S.K. Rodgers

NOTARY PUBLIC My Commission Expires 10/4/2027

SYDNI RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: October 4, 2027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

RAYMOND DEREK JOHNSON

Sworn to and subscribed before me this 2nd day of August, 2024.

S.K. Rodgers

NOTARY PUBLIC My Commission Expires 10/4/2027

SYDNI RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: October 4, 2027

NOTARY PUBLIC My commission expires

The actual consideration or value, whichever is greater, is $0.