This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1238212 DEEDQC
02/18/2025 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250218-0011907

State of TN
County of DAVIDSON

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

Affiant Signature

Subscribed and sworn to before me on this the 13TH day of FEB, 2025.

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Sharon D. Johnson
434 Flintlock Court,
Nashville, TN 37217

SEND TAX BILLS TO:
Sharon D. Johnson
434 Flintlock Court,
Nashville, TN 37217

MAP AND PARCEL NUMBER: 135160B01700CO

QUITCLAIM DEED
25NT00032

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Sharon D. Mitchhart

By these presents do remise, release and **QUITCLAIM** unto

Sharon D. Johnson, a married woman

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 17 on the Plan of Woodridge at Nashboro Village, of record in Instrument No. 2002112-00143949, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sharon D. Mitchhart from Jimmy Ray Looper and wife, Yolanda G. Looper, by Warranty Deed dated 05/05/2008 and recorded 05/13/2008 in Instrument No. 20080513-0049247, Register's Office of said County.

This is an improved property commonly known as: 434 Flintlock Ct, Nashville, TN 37217-3609

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of February, 2025.

Sharon D. Mitchhart nka Sharon D. Johnson

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sharon D. Mitchhart nka Sharon D. Johnson,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of February, 2025.

Notary Public

My Commission expires: 12/27/2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 Feb 11, 2025 (date of document).

Affiant Signature

Feb 18, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th of February, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26