Karen Johnson Davidson County
Batch# 1247900 DEEDQC
03/19/2025 10:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250319-0019534

AFTER RECORDING RETURN TO:
Vylla Title, LLC
6200 Tennyson Pkwy
Suite 110
Plano, TX 75024
File No. 101-10681306

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 08412007000

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 21 day of Feb, 20 25, by and between **Gina Renea Johnson, a married woman, joined by her spouse, Jason Johnson,** residing at 11 Fairway Drive, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Gina Renea Johnson and Jason Johnson, wife and husband,** residing at 11 Fairway Drive, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 11 Fairway Drive, Nashville, TN 37214

Being the same property conveyed to the Grantor(s) in a Deed recorded on 6/22/2009 under Instrument No. 20090622-0057864 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Gina Renea Johnson
Gina Renea Johnson

Jason Johnson
Jason Johnson

STATE OF Illinois
COUNTY OF Ogle

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Gina Renea Johnson and Jason Johnson, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in IL Remote Notary Illinois, this 21 st day of February, 20 25.

Notary Public

My Commission expires: 11/03/2027

OFFICIAL SEAL
DONNAKAY SHIPYOR
Notary Public, State of Illinois
Commission No. 747951
My Commission Expires 11/03/2027

No title exam performed by the preparer. Legal description and party's names provided by the party.

This notarial act was performed with two-way audio/video technology using the Blend Signing Room.

VALUATION AFFIDAVIT

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

Gina Renea Johnson Jason Johnson
Affiant

Print Name: Gina Renea Johnson Jason Johnson

STATE OF Illinois
COUNTY OF Ogle

Subscribed and sworn to before me this 21 st day of February, 20 25 .

~~Gina Renea Johnson and Jason Johnson~~
Notary Public Illinois
My Commission Expires: 11/03/2027

Name and address for person(s) responsible for taxes:

Gina Renea Johnson and Jason Johnson
11 Fairway Drive
Nashville, TN 37214

Name and address of property owner:

Gina Renea Johnson and Jason Johnson
11 Fairway Drive
Nashville, TN 37214

OFFICIAL SEAL
DONNAKAY SHIPYOR
Notary Public, State of Illinois
Commission No. 747951
My Commission Expires 11/03/2027

This notarial act was performed with two-way audio/video technology using the Blend Signing Room.

EXHIBIT A
LEGAL DESCRIPTION

The following described property in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 140 on the plan of Maplecrest, Section II, as shown by plat of record in Plat Book 3500, Page 6, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same which Frankie Bay, unmarried by Deed dated June 17, 2009 and recorded June 22, 2009 in the County of Davidson, State of Tennessee, in Instrument: 20090622-0057864, conveyed unto Gina Renea Johnson, a married woman.

Parcel ID Number: 08412007000

Property commonly known as: 11 Fairway Drive, Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Robert Anderson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electric 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 02/21/2025 (date of document).

Robert Anderson

Affiant Signature

Date 03/07/2025

STATE OF PENSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 7th day of March, 2025

Erica M Amendola

Notary Signature

My Commission Expires: 3-26-27

Commonwealth of Pennsylvania - Notary Seal
ERICA M AMENDOLA - Notary Public
Allegheny County
My Commission Expires March 26, 2027
Commission Number 1289560