Davidson County DEEDQC
Recvd: 09/18/08 10:49 2 pgs
Fees:12.00 Taxes:0.00

20080918-0095296

NEW OWNERS:
Janice A. Mills etal
386 Blackman Road
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby declare that the actual consideration for this transfer, or the True Value of the property transferred, whichever is greater is $ 0.00

Janice A. Mills
AFFIANT

Sworn to and subscribed before me this 16th day of September 2008

Shirley Stansbury
Notary Public My Commission expires

SHIRLEY STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TN

Send Tax Notices To:
SAME

Parcel Number(s)
8-48.00

MY COMMISSION EXPIRES:
May 23, 2009

QUIT-CLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, and for the express purpose of creating a Tenancy by the Entirety do hereby convey to the Grantee(s) herein all of my rights, title and interest in the said property described herein, I, **JANICE A. MILLS, an unmarried woman,** referred to as Grantor(s), hereby quitclaims to **JANICE A. MILLS, an unmarried woman and JANET A. MILLS, an unmarried woman, as Tenants in Common with rights of survivorship,** referred to as Grantee(s) **their** successors and assigns forever, all of **my** right, title and interest in the following described real estate, situated in **Davidson** County, State of Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, TN, BEING Lot No. 1 on the Plan of Elysian Meadows Addition, Section One, of record in Book 2854, page 7, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a more complete and accurate description thereof.

SUBJECT TO: Easements, building setback lines and certain restrictions as may appear on Plat recorded in Plat Book 2854, Page 7, Register's Office for Davidson County, Tennessee.

SUBJECT TO: Restrictive covenants of record in Book 2811, Page 455, Register's Office for Davidson County, Tennessee.

SUBJECT TO: All zoning regulations, building restrictions, easements and/or setback lines, rights for public utilities, or other governmental regulations applicable to the foregoing property, but excluding any covenant, conditions or restrictions of record in the Register's Office for Davidson County that would violate Title 42 USC 3604.

Being the same property conveyed to **Janice A. Mills, a single woman** by Warranty Deed from IAMCO, INC, by Kirby O. Foster, President, dated October 31, 1996, recorded November 1, 2006 in Book 10240, pages 299-301, Register's Office for Davidson County, Tennessee.

This is improved property also known as 386 Blackman Road, Nashville, TN 37211.

And now **JANICE A. MILLS, an unmarried woman,** for the express purpose of creating a tenancy in common with rights of survivorship and to carry out the intent of this conveyance as set out above, do hereby quitclaim to **JANICE A. MILLS, an unmarried woman and JANET A. MILLS, an**

unmarried woman, as Tenants in Common with rights of survivorship, their heirs and assigns forever, the same real estate herein described, to which reference is made, and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises, as set out above.

IN WITNESS WHEREOF, the said JANICE A. MILLS, an unmarried woman, set my signature(s) on the 16th day of September, 2008.

Janice A. Mills

JANICE A. MILLS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **JANICE A. MILLS, an unmarried woman** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 16th day of September, 2008.

My commission expires _____

Shirley Stansbury
NOTARY PUBLIC

SHIRLEY STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TN

MY COMMISSION EXPIRES:
May 23, 2009

This instrument was prepared from information furnished by the Grantee herein and the preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the description.

Prepared by:
Real Estate Title Services
4741 Trousdale Dr., Ste. 4
Nashville, TN 37220