BILL GARRETT, Davidson County
Trans:T20120011533 DEEDQC
Recvd: 02/16/12 09:02 1 pgs
Fees:12.00 Taxes:0.00
20120216-0013518

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2525 21st Avenue S, 2nd Floor
Nashville, TN 37212

Address New Owners:
Jeffrey Miller
4007 Nebraska Avenue
Nashville, TN 37209

Send Tax Bills To:
Same as Owner

Map/Parcel Numbers:
103-4-409.01

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **I, Janice Culver** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Jeffrey Miller,** his heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly one half of Lot No. 48 as shown on the Plan of West End Annex of record in Book 332, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said part of Lot 48 fronts 50 feet on the southerly side of Nebraska Ave., and extends back between parallel lines 157.9 feet to an alley.

Being the same property conveyed to Jeffrey Miller and Janice Culver, joint tenants with rights of survivorship, by deed from Alexander S. Hill and Margaret A. Hill, filed for record June 20, 2011 as Instrument No. 20110620-0046938, Register's Office of Davidson County, Tennessee.

This is improved property known as 4007 Nebraska Avenue, Nashville, TN 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 12th day of February, 2012.

Janice Culver
Janice Culver

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 Culver,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12th day of February, 2012.

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Pam McBroom
NOTARY PUBLIC

My Commission Expires:
My Commission Expires MAY 20, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is -0-.

(Affiant)

Subscribed and sworn to before me, this 12th day of February, 2012.

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Pam McBroom
NOTARY PUBLIC

My Commission Expires:
My Commission Expires MAY 20, 2014