Rogers & Associates

This Form furnished by: **HELEN SFIKAS ROGERS, ROGERS & ASSOCIATES**

FROM:
MARVIN D. MILLER

TO:
ALICE M. CAZAN

BILL GARRETT, Davidson County
Trans:T20120013074 DEEDQC
Recvd: 02/22/12 14:30 3 pgs
Fees:17.00 Taxes:0.00
20120222-0015472

BK: 4898 PG: 396-398
09036712

3 PGS : AL - QUITCLAIM DEED	
TRACY BATCH: 157161	
08/12/2009 - 11:55 AM	
BATCH	157161
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Alice Marie Cazan (also known as Alice Miller) 312 Culpepper Court Brentwood, TN 37027	SAME	171-03-0-B-008co

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
None because it is pursuant to a Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 09D-1779

Alice M. Cazan
ALICE M. CAZAN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH, DAY OF AUGUST, 2009.

Angela D. Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-3-2010.

ANGELA D. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

(AFFIX SEAL)

This Instrument Prepared By:

HELEN S. ROGERS
Rogers & Associates
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

I, **MARVIN D. MILLER**, do hereby Quitclaim to **ALICE M. CAZAN**, all my interest in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 276 on the Plan of First Revision, Fredericksburg, Section 5-A, a Planned Unit Development, as of record in Book 7900, Page 961, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marvin D. Miller and Alice M. Cazan by Warranty Deed from Yalan Zhao dated July 29, 2006 of record in Instrument No. 20060629-0078102 Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Shangbo Zao and wife, Hui Su Wang, by Warranty Deed from Radnor Homes, Inc., dated July 23, 1996 of record in Book 10130, Page 129, Registers Office of Davidson County, Tennessee. Said property was further conveyed to Yalan Zhao, by Quitclaim Deed from Shangbo Zhao and Hui Su Wang, of record in Instrument No. 20040913-0110151 and in Instrument No 20060629-0078100, Registers Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 09D-1779.

This is improved real property, known as: **312 Culpepper Court, Brentwood, Tennessee 37027**.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the firm of Rogers and Associates shall have no liability for the status of the title to the property or the accuracy of such information.

IN WITNESS WHEREOF I have hereunto set my hand on this the 4th day of August, 2009.

Marvin D. Miller

Marvin D. Miller

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, Marvin D Miller, a Notary Public in and for said County and State, the within named, **Marvin D. Miller**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 4th day of August, 2009.

RYAN CLOPTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 9-23-2010.
DATE