Davidson County DEEDQC
Recvd: 02/25/15 13:45 5 pgs
Fees:27.00 Taxes:0.00
20150225-0016234

This instrument prepared by:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074
PH: 702-736-6400

(D5 98533539-28597693

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
TSI – Recording Department
662 Woodward Avenue
Detroit, Michigan 48226

MAIL TAX STATEMENT TO:
Stephanie Miller
721 William Howard Place
Nashville, Tennessee 37209

MAP PARCEL NUMBERS:
Map/Parcel:
090 12 0B 018.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Stephanie Miller, unmarried, and Charles Miller and Donna M. Wilson, husband and wife,** by these presents do hereby quitclaim and convey unto the said **Stephanie Miller, an unmarried person**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 18, AS SHOWN ON MAP ENTITLED HODGES ESTATES, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 11700, PAGE(S) 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The express purpose of this conveyance is to remove titleholders.

Being the same property conveyed to Stephanie Miller, unmarried, and Charles Miller and Donna M. Wilson, husband and wife, by Deed from Michele Laybourn, unmarried, of record in Document No. 20140306-0018736, said Register's Office.

This is unimproved (✓) property known as 721 William Howard Place, Nashville, Tennessee 37209
Improved ( )

Whenever 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 hand this 17 day of February, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Stephanie Miller

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Ella K. Butler, a Notary Public in and for said County and State, **Stephanie Miller,** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at 721 William Howard Place this 17 day of February, A.D., 2015. Nashville TN 37209

NOTARY STAMP/SEAL

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My comm. exp. Dec. 6, 2016

Ella K. Butler
NOTARY PUBLIC
Notary Commission Expires: 12/06/2016
Ella K. Butler

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 17 day of February, 2015.

(Affix Seal)

Affiant Stephanie Miller

Ella K. Butler
Notary Public
My Commission Expires: 12/06/2016
Ella K. Butler

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My comm. exp. Dec. 6, 2016

Witness our hand this 29 day of January, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles Miller

Donna M. Wilson

ACKNOWLEDGMENT

STATE OF Florida)

COUNTY OF Pinellas) ss

Personally appeared before me, Christian Guerrero, a Notary Public in and for said County and State, **Charles Miller and Donna M. Wilson,** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at The UPS store, St. Pete, FL this 2am day of January, A.D., 2015.

NOTARY STAMP/SEAL

Christian Guerrero
NOTARY PUBLIC
Notary Commission Expires: 1/8/18

Christian Guerrero

CHRISTIAN GUERRERO
MY COMMISSION #FF081752
EXPIRES January 8, 2018
(407) 398-0153 FloridaNotaryService.com

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 090 12 0B 018.00

Land Situated in the County of Davidson in the State of TN

Land in Davidson County, Tennessee, being Lot(s) 18, as shown on map entitled Hodges Estates, a Planned Unit Development, of record in plat book 11700, page(s) 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephanie Miller, unmarried and Charles Miller and Donna M. Wilson, husband and wife , by deed dated February 27, 2014 of record in Deed Instrument/Case No. 20140306-0018736, in the County Clerk's Office.

Commonly known as: 721 William Howard Pl , Nashville, TN 37209

True Copy Certification

I, John Janeway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE