THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20170009524 DEEDQC
Recvd: 02/01/17 13:37 2 pgs
Fees:12.00 Taxes:0.00
20170201-0010789

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 31 day of January, 2017.

My Commission Expires: 8.4.2020

NOTARY PUBLIC

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Joshua L. Miller 835 Brentview Drive Nashville, TN 37220	SAME	146-09-0-022.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Philip C. Valentine and spouse, Susan S. Valentine,** Grantor, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Joshua L. Miller and Megan K. Miller, husband and wife,** Grantee. Said property conveyed herein is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of the Resubdivision of Reserve Parcel of Treemont, of record in Book 6900, Page 456, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being a portion of the same property conveyed to Philip C. Valentine and spouse, Susan S. Valentine by Deed from Audrey A. Strinich, unmarried, and Michael J. Strinich, married, of record in Instrument No. 20011015-0112279 in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 31 day of January, 2017.

Philip C. Valentine

Susan S. Valentine

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Philip C. Valentine and Susan S. Valentine, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 31 day of January, 2017.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8.4.2020