This Instrument Prepared by and Return To:
Tri-State Title, LLC
7842 Farmington Blvd.
Germantown, TN 38138
20175302

BILL GARRETT, Davidson County
Trans:T20170068432 DEEDQC
Recvd: 08/08/17 11:41 2 pgs
Fees:13.00 Taxes:3.70
20170808-0081105

QUIT CLAIM DEED

THIS QUIT CLAIM DEED IS BEING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR LAND SURVEY AND PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO TITLE AND/OR THE LEGAL DESCRIPTION, WHICH HAS BEEN TRANSCRIBED FROM THE PRIOR DEED OF RECORD AT BOOK 739 PAGE 73 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND FURTHER, PREPARER HAS RENDERED NO TAX ADVICE.

KNOW ALL MEN BY THESE PRESENTS, That **John George Miller, IV**, for and in consideration of the sum of Ten and No/100 Dollars $10.00, cash in hand paid, the receipt of which is hereby acknowledged, does hereby bargain, sell, remise, release and forever quitclaim unto **Qani Ismail**, the following described real estate located in County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot No. 18 on the map showing subdivision of W.H. Williams Land, Third District, Davidson County, Tennessee, as of record in Book 547, Page 63, Register's Office for Davidson County, Tennessee. Said Lot No. 18 is described as follows: Beginning on the northeasterly side of the Murfreesboro Turnpike opposite the center of a road the southeast corner of said Lot; thence with said Turnpike north 50 degrees west 109 feet to the center of Mill Creek; thence down the center of said creek north 35 degrees east 685 feet, north 51 ½ degrees east 910 feet to the northwest corner of said Lot; thence south 86 ½ degrees east 119 feet to a point 12 feet east of a small hackberry; the northeast corner of said lot near said road; thence south 41 ¼ degrees west 845 feet to a point in the center of said road; thence with the center of said road south 43 ¾ degrees west 800 feet to the beginning. Containing 5.64 acres, more or less.

See affidavit of heirship - Instrument # 20111114-0088579

Being the same property previously conveyed to J. G. Miller and wife, Minnie K. Miller by deed of record at Book 739, Page 73, in the Register' Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, I have executed this Instrument this the 10 day of January, 2017.

John George Miller IV

John George Miller, IV

STATE OF California)
COUNTY OF Los Angeles)

Before me, the undersigned Notary Public of said State and County, duly commissioned and qualified, personally appeared **John George Miller, IV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 10 day of January 2017.

NOTARY PUBLIC

My Commission Expires: June 19, 2019

YOUNG SHARPE
Commission # 2112774
Notary Public - California
Los Angeles County
My Comm. Expires Jun 19, 2019

STATE OF TENNESSEE)
COUNTY OF SHELBY)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1,000.00.

Affiant

Subscribed and sworn to before me this 7th day of August 2017.

Notary Public

MARY ANN BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. NOV. 16, 2020

My Commission Expires:

Owner & Property Address:
Qani Ismail
0 Murfreesboro Pike (5.64 acres more or less)
Nashville, TN 37217

Tax Parcel No.: **106-16-0 063.00**

Mail Tax Notices To:
Qani Ismail
P. O. Box 17074
Nashville, TN 37217