This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

Davidson County DEEDQC
Recvd: 08/17/17 15:33 2 pgs
Fees:12.00 Taxes:0.00
20170817-0084780

ADDRESS OF NEW OWNER:
Nancy A. Miley and husband,
Thomas Miley
2961 Ned Shelton Road
Nashville, TN 37217

SEND TAX BILL TO:
To New Owner

MAP AND PARCEL NO.:
135 00 0 188.00

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for estate planning purposes and no monetary consideration, **NANCY A. MILEY** has bargained and sold, and does hereby remise, release and forever quitclaim unto **NANCY A. MILEY AND HUSBAND, THOMAS MILEY, AS TENANTS BY THE ENTIRETY**, her entire right, title and interest in and to a certain tract of land in **Davidson County, Tennessee**, described as follows:

LAND in Davidson County, Tennessee, being described by Campbell, McRae and Associated Surveying, dated March 1, 1995, as follows:

BEGINNING at a point in the centerline of Ned Shelton Road being the Northeast corner of this tract and the southwest corner of the David McConnell property described in Deed Book 5945, page 428; thence westwardly with the David McConnell line 810 feet to a point; thence South 21 deg. East 500 feet to a point; thence North 67 deg. East 315.40 feet to a point; thence North 58 deg. East 249.80 feet to a point in the centerline of Ned Shelton Road; thence with the centerline of Ned Shelton Road, 265 feet to the point of BEGINNING.

Being the same property conveyed to Nancy A. Miley by deed from Treva Yvonne Ledbetter, unmarried, of record as Book 9612, Page 927 in the Register's Office for Davidson County, Tennessee.

This is improved property known as:

2961 NED SHELTON ROAD
NASHVILLE, TN 37217

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantees agree that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantees in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

Nancy Miley
Affiant

Subscribed and sworn to before me this 17th day of August, 2017.

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

MY COMMISSION EXPIRES: MAY 26, 2020

IN WITNESS WHEREOF I have hereunto set my hand on this the 17th day of August, 2017.

Nancy Miley
NANCY A. MILEY, Bargainor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy A. Miley, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 17th day of August, 2017.

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

MY COMMISSION EXPIRES: MAY 26, 2020

CERTIFICATION

I, Toni Rutgerson, do hereby make oath that I am 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.

TONI RUTGERSON

STATE OF TENNESSEE
COUNTY OF WILSON

On this 17th day of August, 2017 personally appeared before me, Rebecca R. Waynick, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019