THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

Bill Garrett Davidson County
Batch# 51667 DEEDQC
01/25/2018 03:24:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20180125-0008037

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
John B. Miller 143 Rains Avenue Nashville, TN 37203	New Owner	105074E00200CO

This Quitclaim Deed is being executed and recorded to evidence that all the terms and conditions have been fully satisfied, as relates to the below described real property located at 143 Rains Avenue, Nashville, TN 37203, with respect to the FINAL DECREE OF DIVORCE in the matter of Jennifer Dorion Yadon vs. John Brandon Miller (aka John B. Miller), Docket No. 16984, in the Chancery Court for Cheatham County, Tennessee, filed December 19, 2016.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jennifer Dorion Yadon, unmarried,** by these presents does hereby quitclaim and convey unto **John B. Miller, unmarried,** his heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

Land situated in Davidson County, Tennessee, being Unit 501B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 501 Moore Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151109-0114001, as amended in Instrument Nos. 20160303-0020497 and 20160627-0065325, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Michael D. Chisholm and wife, Mary Chisholm by Warranty deed from The Estate of Ralph C. Eaton of record in Book 10620, page 370, Register's Office for Davidson County, Tennessee, dated September 22, 1997 and recorded on September 24, 1997.

Being a portion of the same property conveyed to Southgate Real Estate, LLC by Warranty deed from Michael D. Chisolm and wife, Mary Chisolm of record in Instrument No. 20150925-0097696, Register's Office for Davidson County, Tennessee, dated September 15, 2015 and recorded on September 25, 2015.

Being the same property conveyed to John B. Miller by Warranty Deed from Southgate Real Estate, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160822-0087819, Register's Office for Davidson County, Tennessee, dated August 15, 2016 and recorded August 22, 2016.

This is improved property also known as 143 Rains Avenue, Nashville, TN 37203.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 10th day of July, 2017.

Affiant

My commission expires:
(Affix Seal)

Notary Public

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10th day of July, 2017.

Jennifer Dorion Yadon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer Dorion Yadon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 10th day of July, 2017.

Notary Public

My Commission Expires: 11.5.2019

KELSEY SWANSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 5, 2019