Bill Garrett Davidson County
Batch# 79871 DEEDQC
04/11/2018 03:30:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180411-0034252

Commitment Number: 18345128

After Recording, Send To:
BOSTON NATIONAL TITLE AGENCY LLC
400 ROUSER RD BLDG 2 STE602
CORAOPOLIS PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Thomas P. Miller Jr. and **Cynthia C. Miller**, 4621 Chalmers Dr., Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 13110002800

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Thomas P. Miller AKA Thomas P. Miller Jr. and **Cynthia C. Miller**, hereinafter grantor, whose tax-mailing address is **4621 Chalmers Dr., Nashville, TN 37215**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Thomas P. Miller Jr.** and **Cynthia C. Miller**, husband and wife, hereinafter grantees, whose tax mailing address is **4621 Chalmers Dr., Nashville, TN 37215**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described real estate, situated in the County of Davidson, State of Tennessee: Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Section One Tynewood Estates as of record in Plat Book 2900, page 88, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.
Tax Id: 13110002800
Property Address is: 4621 Chalmers Dr., Nashville, TN 37215

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20030822-0122356 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 13110002800

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 4-5, 2018:

Thomas P. Miller AKA Thomas P. Miller Jr.

Cynthia C. Miller

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 5, 2018 by **Thomas P. Miller AKA Thomas P. Miller Jr.** and **Cynthia C. Miller** who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission expires: 11-20-2018

State of PA

County of ALLEGHENY

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, **whichever is greater**, is $0.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant AARON AVERY

Subscribed and sworn to before me,

This 11 day of APRIL, 2018

Notary Public

My Commission expires: 12/15/21

Commonwealth of Pennsylvania - Notary Seal
Susan E. Laurito, Notary Public
Allegheny County
My commission expires December 15, 2021
Commission number 1220567
Member, Pennsylvania Association of Notaries

18345128

True Copy Certification

I, Cheryl L. Bowley, 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

State of Virginia

County of Henrico

Personally appeared before me, Deborah Baldwin [Name of Notary], a notary public for this county and state, [name of person making certification] Cheryl L. Bowley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/30/2019

Notary' Seal (if on paper)

DEBORAH M. BALDWIN NOTARY PUBLIC MY COMMISSION NUMBER 273779 COMMONWEALTH OF VIRGINIA