THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC.
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

Bill Garrett Davidson County
Batch# 130560 DEEDQC
08/17/2018 12:38:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180817-0081806

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Shelly Ann Miller 3221 River Walk Drive Nashville, TN 37214	Same	085-12-0-A-048.00 CO

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **Donald R. Miller, Jr.**, by these presents does hereby quitclaim and convey unto **Shelly Ann Miller**, and her successors and assigns, all his right, title and interest in and to the following described tract of land:

Being Lot No. 42 on the Plan of Rivers Edge, Section Three, Jackson Downs, Phase Two, as of record in Plat Book 9700, Page 689, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Donald R. Miller, Jr. and Wife, Shelly Ann Miller, by Warranty Deed dated October 14, 2004 from James K. Verdon, Jr., of record in Instrument No. 20041018-0124733, Register's Office for Davidson County, Tennessee.

This property was not the principal resident of the Grantor.
This conveyance is subject to any and all existing easements and restrictions of record.

Restrictive Covenants of record in Book 9280, Page 334, Book 11098, Page 1 and Book 11098, Page 21, Register's Office of said County.

By-Laws as shown of record in Book 9280, Page 334, Register's Office for said County.

Easement as shown of record in Book 9857, Page 77, Register's Office for said County.

Subject to all matters on plat of record in Book 7900, Page 556, Register's Office for said County.

Subject to Homeowner's Association Dues.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Court Order in a pending divorce action styled Shelly Ann Miller v. Donald Ray Miller, Jr., Case No.: 17D1579, Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for the transfer.

Donald R Miller Jr.
AFFIANT

Sworn to and subscribed before me, this the 6th day of July, 2018.

Devin F. Park
Notary Public

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JAN 25, 2022

My Commission Expires: _____

Witness my hand this 6th day of July, 2018, the bargaining party, having caused my name to be signed hereto on said day and date.

Donald R Miller Jr.
DONALD R. MILLER, JR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **DONALD R. MILLER, JR.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville this the 6th day of July, 2018.

Devin F. Park
NOTARY PUBLIC AT LARGE

My Commission Expires: _____

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JAN 25, 2022