Karen Y Johnson Davidson County
Batch# 160383 DEEDQC
11/15/2018 11:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181115-0112561

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Yolanda Denise Miller 2940 Starboard Drive Nashville, TN 37217	New Owner	081-07-0-308.00

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Beverly J Porter
Affiant

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Subscribed and sworn to before me, this the 15 day of November, 2018.

Chi Butler
Notary Public

My Commission Expires: 9.20.21
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beverly Jean Porter**, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Yolanda Denise Miller**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 in W.S. Settles' Subdivision of Lot No. 7 of Woodard Place, as of record in Book 57, page 132, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the west side of 14th Avenue North, and runs back between parallel lines, 144 feet along the north margin of an alley, to an alley in the rear, excepting therefrom a small triangle out of the southwest corner of said lot for a base line of 14 feet and a side line of 10 feet taken for the intersection of the two alleys.

BEING the same property conveyed to Charlie Porter and wife, Beverly Porter, by Installment Deed from Lewis Dean Wallace and wife, Margaret L. Wallace, dated September 5th, 1991, recorded September 6th, 1991, of record in Book 8437, page 718, Register's Office for Davidson County, Tennessee. The said Charlie Porter having since died leaving Beverly Porter as sole surviving tenant by the entirety.

This is improved property known as: **1805 14th Avenue North, Nashville, TN 37208.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 15 day of November, 2018.

Beverly Jean Porter

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Beverly Jean Porter, the within named Grantor, 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.

IN WITNESS WHEREOF, this the 15 day of November, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission Expires: 9-20-21

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)