Karen Y Johnson Davidson County
Batch# 160384 DEEDQC
11/15/2018 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181115-0112562

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Yolanda Denise Miller 2940 Starboard Drive Nashville, TN 37217	New Owner	081-07-0-266.00

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 BRADLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

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

Chr 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. 9 on the Plan of Menee's Subdivision of Lot No. 8 of the Thomas Woodard Property as of record in Book 161, page 44, said Register's Office.

Said Lot No. 9 fronts 50 feet on the easterly side of 15th Avenue North, formerly Hutcheson Avenue and runs back between parallel lines 113.8 feet on the northerly line and 112 ½ feet on the southerly line to an alley.

BEING the same property conveyed to Charlie Porter and wife, Beverly Jean Porter, by Warranty Deed from Robert G. O'Connor, unmarried, and Mary Ann O'Connor, unmarried, dated October 8th, 1979, recorded October 16th, 1979, of record in Book 5515, page 41, Register's Office for Davidson County, Tennessee. The said Charlie Porter having since died leaving Beverly Jean Porter as sole surviving tenant by the entirety.

This is improved property known as: **1808 15th 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

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY