Karen Y Johnson Davidson County
Batch# 174972 DEEDQC
12/17/2018 02:40:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181217-0122518

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Jeffrey Miles, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF DECEMBER, 2018.

Notary Public

(AFFIX SEAL)

NATALIE A LEWIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
Martin Heller Potempa & Sheppard, PLLC, 2122 21st Avenue South, Nashville, Tennessee 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Miles	Owner	071-15-0-502.00
(NAME)	(NAME)	
1332 Stainback Avenue	1408 Sigler Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, Tennessee 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

NANCY MILES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFFREY MILES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 1 on the Plan of Stainback Place of record in Instrument No. 20040916-0111749, in Davidson County Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey Miles and Nancy Miles, husband and wife, by warranty deed from Michael W. O'Neill, unmarried, in Instrument No. 20130718-0074408.

Subject property is not the principal residence of Grantor.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

This year's property taxes have been assumed by the Grantee. Subsequent taxes are assumed by the Grantee; including Rollback taxes, if any.
All matters on the plan of record in Instrument No. 20040916-0111749 in Davidson County's Register's Office.
Home Rental Rehabilitation Program Restrictions of record in Instrument No. 20050826-0102378, in Davidson County Register's Office.
Any and all visible easements on and across subject property.
Subject to any and all building and zoning regulations of city, county and state.

This is improved / unimproved X property, known as 1332 Stainback Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 11 day of December, 2018.

Nancy Miles

STATE OF TENNESSEE:
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a notary public in and for said State and County, Nancy Miles, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument and acknowledged that he executed the within instrument for the purposes therein contained as his own free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 11 day of December, 2018.

Camille Fuston
Notary Public

My Commission Expires: 11-8-2022

