Recording Requested and Deed Prepared By:
Jean L. Byassee
Venick Kuhn Byassee Austin & Rosen, PLLC
210 25th Avenue North, Suite 1010
Nashville TN 37203
(615) 321-5659

Parcel ID
07508005400

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Karin M. Thomas
Affiant

Subscribed before me this 13 day of DEC 2018.

Notary
My Commission Expires 2/4/2020

(Affix Seal)

CHRISTOPHER CHEATHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

New Owner:
Estate of Sondra Miller
c/o Karin Thomas, administrator
129 Lakewood Rd
Lebanon, TN 37087

Send Tax Bills to:

Same

Karen Y Johnson Davidson County
Batch# 181243 DEEDQC
01/07/2019 02:38:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190107-0001667

TENNESSEE QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Karin Thomas "Grantor," one of the two heirs of Sondra Miller, whose estate is filed in the Probate Court for Davidson County, Tennessee # 17P124 for and in consideration of the sum of One and No/100 Dollars ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever transfer to the estate of Sondra Miller all of her right, title and interest in and to that certain property described herein owned by her mother, Sondra Miller who died on January 20, 2017, and was the widow of Joe A. Miller, who died November 16, 2004. The property was inherited by Kimberly Parker and Karin Thomas as Mrs. Miller's sole heirs. The property subject to this conveyance is a certain tract of land in Davidson County, Tennessee, more fully described as follows:

LAND in Davidson County, Tennessee, being Lot No. 259 on the plan of Tulip Grove subdivision Section 4, as of record in Book 4175, page 12 said Register's Office.

Said lot No. 259 fronts 80 feet on the northly side of Albany Drive and runs back 162.58 feet on the northwesterly line and 162.15 feet on the southeasterly line to a dead lie in the rear, measuring 80.00 feet thereon.

Being the same property conveyed to Joe A. Miller and wife, Sondra L. Miller, from Eugene Oyster Jr. and wife, Mary L. Oyster, recorded July 12, 1978 in Deed Book 5310, page 393 in the register's office for Davidson County, Tennessee. This conveyance is subject to: Taxes for the year 2018 and subsequent and any and all existing easements, mortgage and restrictions as shown of record not stated herein.

This is improved property known as 701 Albany Drive, Nashville, TN 37076.

WITNESS my hand this 13 day of DEC, 2018.

Grantor:

Karin M. Thomas, ADM
Karin Thomas

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILSON)



Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Karin Thomas who upon oath, acknowledged herself to be the within named Grantor, a Tennessee resident, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 13th day of Dec, 2018.

Notary Public

My Commission Expires: 2/4/2021