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

Map & Parcel
091 14 0 242.00

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is a marital dissolution agreement.

Affiant

Subscribed before me this 25TH day of January, 2019

Notary
My Commission Expires 6/13/2022
(Affix Seal)

New Owner:
Spring Miller
313 54th Ave. N.
Nashville, TN 37209

Send Tax Bills to:
Same

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that EDWIN RODRIGUEZ-MONTENEGRO, hereinafter ("Grantor"), in consideration of their marital dissolution agreement, has bargained and sold, and does hereby remise, release and forever transfer to SPRING MILLER ("Grantee"), her successors, and assigns all of his right, title and interest in and to that certain property described herein. The property subject to this conveyance is a certain tract of land in Davidson County, Tennessee, more fully described as follows:

Legal Description: See attached, Exhibit A.

Being the same property conveyed to SPRING MILLER and husband, Edwin Rodriguez-Montenegro, from Robert Arch Dillingham, by Warranty Deed recorded on April 5, 2013, in Instrument No.: 20130405-0033909, Davidson County Register of Deeds.

This conveyance is subject to the following:

- Taxes for the year 2019 and subsequent.
- Matters shown on the Plan of record in Plat Book 4008, Page 240 and Book 8584, Page 37209.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: 0 54th Ave & 313 54th Ave N., Nashville, Tennessee 37207.

WITNESS my hand this 23rd day of January, 2019.

Grantor:

EDWIN RODRIGUEZ-MONTENEGRO

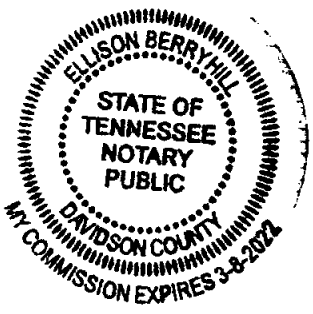
Karen Johnson Davidson County
Batch# 193289 DEEDQC
02/08/2019 10:02:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190208-0012151

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared EDWIN RODRIGUEZ-MONTENEGRO with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged to be the within named Grantor, a Tennessee resident, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of January, 2019.



Notary Public

Exhibit "A"
Legal Description

Parcel 1: Land situated in the Eighth Civil District of Davidson County, Tennessee, beginning on the westerly margin of Richland Avenue at Walp's northeast corner and running thence with the westerly margin of said avenue north 14 3/4 deg. West 100 feet; thence about south 75 deg. west 775 feet to the center of Richland Creek; thence up the center of said creek, south 14 3/4 deg. east 100 feet to said Walp's northwest corner; thence with Walp's northerly line, north 74 1/2 deg. East 775 feet to the beginning.

Included in the above description, but specifically excluded therefrom are the following tracts of land:

Tract 1: Situated in the Eighth Civil District of Davidson County, Tennessee, beginning on the westerly margin of Fifty-fourth Avenue North (formerly Richland Avenue) at Walp's (now Bledsoe's) northeast corner and running thence with the westerly margin of said avenue north 14 3/4 deg. West 50 feet; thence about south 75 deg. west 200 feet; south 14 3/4 deg. east 50 feet to said Walp's (now Bledsoe's) northwest corner; thence with Walp's (now Bledsoe's) northerly line north 74 1/2 deg. east 200 feet to the beginning.

Tract 2: Land in the 5th Ward of the City of Nashville, Davidson County, Tennessee, beginning on the westerly margin of 54th Avenue North, formerly Richland Avenue on the northeast corner of the property conveyed to James H. Cartwright and wife, by deed from G.M. Craddock and wife, of record in Book 1517, Page 36, Register's Office for said County; thence with said avenue northwardly 50 feet; thence south 74 1/2 deg. west 200 feet; thence southwardly 50 feet to the northwest corner of said Cartwright property; thence with the northerly line of said Cartwright property eastwardly 200 feet to the beginning.

Parcel 2: Land being in the 12th Ward of Davidson County, Tennessee, Beginning on the westerly margin of 54th Avenue North, formerly Richland Avenue, at Walp's (Now Bledsoe's) northeast corner and running thence with the westerly margin of said Avenue north 14 3/4 deg. west 50 feet; thence about south 75 deg. west 200 feet; thence south 14 3/4 deg. east 50 feet to said Walp's northwest corner; thence with Walp's northerly line, north 74 1/2 deg. east 200 feet to the beginning.

Being the same property conveyed to Spring Miller and husband Edwin Rodriguez-Montenegro, by Warranty Deed from Robert Arch Dillingham, recorded April 5, 2013, in Instrument No. 20130405-0033909, Register's Office for Davidson County, Tennessee.