THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 227918 DEEDQC
05/09/2019 02:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190509-0043734

Recorder and Assessor Please Note: Please index and show ownership in the Grantor and Grantee together as set out below, as this deed is for the purpose of creating a Tenancy by the Entirety in and to the Grantor and Grantee together, who are a married couple, regarding the property set out herein, which was previously vested in the Grantor only.

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A).

QUITCLAIM DEED

(To create a Tenancy by The Entirety)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Donna Miller and Erik Miller 406 Hicks Road Nashville, TN 37221	Same as Owners	142-03-0-094.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the provisions of Tenn. Code Ann §66-1-109, with the intent and for the purpose of creating in the Grantees a Tenancy by the Entirety in and to the entire interest in the property previously held by the Grantor alone, I, **Donna Miller, formerly known as Donna Lacap**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Donna Miller and husband, Erik Miller**, hereinafter called the Grantees, their heirs and assigns, such right, title, and interest as will now create in Grantor and Grantee a Tenancy by the Entirety in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2, DMW Subdivision, as shown by plat of record in Instrument No. 20011221-0141303, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Donna Lacap by Warranty Deed from Macario M. Lacap and wife Remedios M. Lacap, filed on 08/13/2007, at Instrument No. 20070813-0096557, Davidson County Register of Deeds.

Donna Lacap is now married to Erik Miller, and is now known as Donna Miller.

This is property commonly known as: 406 Hicks Road Nashville, TN 37221

Witness my hand this 30th day of April, 2019:

Donna Miller, formerly known as
Donna Lacap

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna Miller,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of April, 2019:

Notary Public

My Commission Expires: 4-3-22

Tyler Miller
State of Tennessee Notary Public
Williamson County
My Commission Expires April 3, 2022

True Copy Certification

I, Bobby Taylor, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Bobby Taylor

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Pamela P. Waddey, a notary public for this county and state, Bobby Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pamela P. Waddey

Notary's Signature

My Commission Expires: 8-01-22

Notary's Seal (if on paper)

PAMELA P. WADDEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY