THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 249602 DEEDQC
06/27/2019 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $427.35
20190627-0062409

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
J. Brandon Miller 1802 Lakehurst Drive Nashville, TN 37206	Lockeland Law Group, PLC c/o J. Brandon Miller 204 South 11th St. Nashville, TN 37206	08310046000

This Quitclaim Deed is being executed and recorded to evidence that all the terms and conditions have been fully satisfied, as relates to the below described real property located at 1802 Lakehurst Drive, Nashville, TN 37206, with respect to the FINAL DECREE OF DIVORCE in the matter of Jennifer Dorion Yadon vs. John Brandon Miller (aka John B. Miller aka J. Brandon Miller), Docket No. 16984, in the Chancery Court for Cheatham County, Tennessee, filed December 19, 2016.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jennifer Dorion Yadon NKA Jennifer Quinn*, a married woman**, by these presents does hereby quitclaim and convey unto **J. Brandon Miller, an unmarried man**, his heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision/Partition of Part of the 10 1/4 acre tract shown on Richardson Place Book 547, Page 135 of record in Instrument 20130524-0052550, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Christopher Sorensen, unmarried by deed from Larry O. Hanson and wife, Susan T. Hanson of record in Instrument No. 20040909-0109100 Register's Office for Davidson County, Tennessee, dated September 4, 2004 and recorded on September 9, 2004.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by deed from Christopher Sorenson, married of record in Instrument No. 20130529-0053794. Register's Office for Davidson County, Tennessee, dated May 28, 2013 and recorded on May 29, 2013.

Being the same property conveyed to J. Brandon Miller and Jennifer D. Yadon, husband and wife by deed from Woodland Street Partners, LLC of record in Instrument No. 20130904-0092977, re-recorded at Instrument No. 20130926-0101409 and 20131009-0106209, Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 4, 2013.

This is improved property also known as 1802 Lakehurst Dr., Nashville, TN 37206.

** This having never been the personal residence of Grantor's spouse, Ashley Quinn, at any time, Grantor moreover warrants that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $115,500.00

Subscribed and sworn to before me this the 17th day of June, 2019.

Affiant

My commission expires:
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 17th day of June, 2019.

Jennifer Dorion Yadon NKA Jennifer Quinn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer Dorion Yadon NKA Jennifer Quinn, 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.

Witness my hand and seal this the 17th day of June, 2019.

Notary Public

My Commission Expires:

HALEY BASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 20, 2020

Certificate of Authenticity

I, Andria Nesbitt, 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.

Andria Nesbitt

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Sandra E Ortiz, a notary public for this county and state, Andria Nesbitt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sandra E Ortiz

Notary's Signature

My Commission Expires: July 6, 2020

Notary's Seal (If on paper)

SANDRA E. ORTIZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

201906270062409