Karen Johnson Davidson County
Batch# 318678 DEEDQC
11/22/2019 04:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191122-0121135

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of November, 2019.

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/11/21

ADDRESS OF NEW OWNER:
Lydia C. Peelle
222 Polk Avenue, Apt. 503
Nashville, TN 37203

SEND TAX BILLS TO:
New Owner

Map & Parcel: 83-06 51

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Jay K.M. "Ketch" Secor and Lydia C. Peelle, Co-Trustees of The Miller Child Company Trust dated December 12, 2013,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Lydia C. Peelle,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "C" on the Plan of the Subdivision of Lots 8, 9, 10 and part of Lot 7, Block "A", Lots 13 & 14, Block "B" and all of Block "C" of the Weakley Place as of record in Plat Book 547, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jay K.M. "Ketch" Secor and Lydia C. Peelle, Co-Trustees of The Miller Child Company Trust dated December 12, 2013 from Jay Ketcham Secor and Lydia Child Peelle, by Quitclaim Deed, of record in Instrument No. 20131216-0127019, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 1611 Franklin Avenue, Nashville, Tennessee 37206.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 22nd day of November, 2019.

Jay K.M. "Ketch" Secor, Co-Trustee

Lydia C. Peelle, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named **Lydia C. Peelle**, Co-Trustee of The Miller Child Company Trust dated December 12, 2013, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and seal, at office, this 22nd day of November, 2019.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named **Jay K.M. "Ketch" Secor**, Co-Trustee of The Miller Child Company Trust dated December 12, 2013, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and seal, at office, this 22nd day of November, 2019.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY