Karen Johnson Davidson County
Batch# 402481 DEEDQC
05/19/2020 09:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200519-0051607

THIS INSTRUMENT PREPARED BY:

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

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Stephanie Miller 4508 B Illinois Avenue Nashville, TN 37209	New Owner	091-12-0-008.00

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 by **Charles Miller and Donna Wilson-Miller, husband and wife,** by these presents does hereby quitclaim and convey unto **Stephanie Miller, unmarried,** her heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 417 on Block 88 on the Plan of No.1 West Nashville of record in Plat Book 57, Page (s) 74 and 75, 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 Bonnie King by Warranty deed from Roy Carl Campbell, married and Sandra Kay Allison, unmarried, being the sole heirs at law of Ann M. Campbell, a/k/a Laura Ann Campbell of record in Instrument No. 20060531-0063622 Register's Office for Davidson County, Tennessee, dated May 26, 2006 and recorded on May 31, 2006.

Being the same property conveyed to L and S Development LLC, a Tennessee Limited Liability Company by Warranty deed from Bonnie King, unmarried of record in Instrument No. 20181001-0097143 Register's Office for Davidson County, Tennessee, dated September 27, 2018 and recorded on October 01, 2018.

Being the same property conveyed to Stephanie Miller, unmarried and Charles Miller and Donna Wilson-Miller, husband and wife by Warranty deed from L and S Development LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200203-0011903 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 03, 2020.

Being also known as 4508 B Illinois Avenue Nashville, Tennessee 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
8th day of May, 2020.

Affiant

Notary Public

My commission expires: [illegible]

ANNE MARIE CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8th day of May, 2020.

Charles Miller

Donna Wilson-Miller

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Charles Miller and Donna Wilson-Miller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 8th day of May, 2020.

Juma Hossain
Notary Public

My Commission Expires: 10/15/2022

JUMA HOSSAIN
Notary Public - State of Florida
Commission # GG 267350
My Comm. Expires Oct 15, 2022
Bonded through National Notary Assn.

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022