Karen Johnson Davidson County
Batch# 416365 DEEDQC
06/16/2020 03:15:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20200616-0062357

QUITCLAIM DEED

File#CF-TN-1080962

MAIL RECORDED DEED TO:

ZACHARY JOSEPH MILES
TARA JEAN MILES
6961 HARPETH GLEN TRACE
NASHVILLE, TN 37221

OWNER (SEND TAX BILLS TO):

ZACHARY JOSEPH MILES
TARA JEAN MILES
6961 HARPETH GLEN TRACE
NASHVILLE, TN 37221

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ZACHARY JOSEPH MILES, who acquired title as ZACH MILES, and TARA JEAN MILES, who acquired title as TARA MILES, husband and wife (herein, "Grantor"), whose address is 6961 Harpeth Glen Trace, Nashville, TN 37221, hereby bargains, sells, remises, releases, quit claims and conveys to ZACHARY JOSEPH MILES and TARA JEAN MILES, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 6961 Harpeth Glen Trace, Nashville, TN 37221, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 6961 Harpeth Glen Trace, Nashville, TN 37221

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 29th day of April, 2020.

PIN NO: 155 03 0D 035.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

ZACHARY JOSEPH MILES, who acquired title as ZACH MILES

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ZACHARY JOSEPH MILES, who acquired title as ZACH MILES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2020.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/08/2024

GRANTOR:

TARA JEAN MILES, who acquired title as TARA MILES

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, TARA JEAN MILES, who acquired title as TARA MILES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2020.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/08/2020

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

All Purpose Acknowledgement

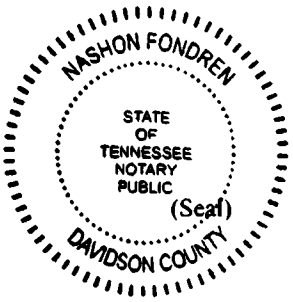
State of: Tennessee

County of: Davidson

On this 29th day of April, 2020, before me Nashon Fondren, a Notary Public, personally appeared Zachary Joseph Miles,

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

Witness my hand and seal:



Printed Name: Nashon Fondren
My commission expires: 01/08/2024

DESCRIPTION OF ATTACHED DOCUMENT:

Title or Type of Document: Quit Claim Deed

Document Date: 04-29-2020 Number of Pages: 3

Signers other than named above: _____

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10 dollars.

Grantee:

Grantee signature: Zachary Jean Miles
ZACHARY JOSEPH MILES

Subscribed and sworn to under oath before me, this 29th day of April, 2020 by ZACHARY JOSEPH MILES.

[Affix Notary Seal]

Nashon Fondren
SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/08/2024

Grantee:

Grantee signature: Tara Jean Miles
TARA JEAN MILES

Subscribed and sworn to under oath before me, this 29th day of April, 2020 by TARA JEAN MILES.

[Affix Notary Seal]

Nashon Fondren
SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/08/2024

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

All Purpose Acknowledgement

State of: Tennessee

County of: Davidson

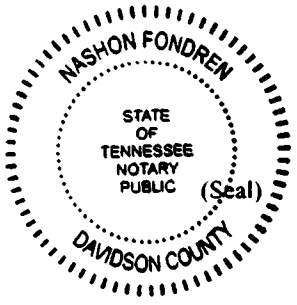
On this 29th day of April, 2020, before me Nashon Fondren, a Notary Public, personally appeared Zachary Joseph Miles,

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

Witness my hand and seal:

Printed Name: Nashon Fondren

My commission expires: 01/08/2024



DESCRIPTION OF ATTACHED DOCUMENT:

Title or Type of Document: Quit Claim Deed

Document Date: 04-29-2020 Number of Pages: 3

Signers other than named above: _____

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 35, SECTION 2, ALLENS GREEN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 109, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument 20190709-0066831 on July 9, 2019.

PIN NO: 155 03 0D 035.00 CO

STREET ADDRESS:

6961 Harpeth Glen Trace, Nashville, TN 37221

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

20-033183 (LB)

True Copy Certification

I, **Perre M. Cabell**, 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 **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** 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 6/15/21
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY