Karen Johnson Davidson County
Batch# 423424 DEEDQC
06/23/2020 08:53:59 AM 2 pgs
Fees: $13.00 Taxes: $11.10

20200623-0067276

QUITCLAIM DEED

Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.

THIS INSTRUMENT WAS PREPARED BY:
GEORGE H. THOMPSON, III, ATTORNEY
1326 ROSA L PARKS BLVD, NASHVILLE, TN 37208

Address of New Owner:	**Send Tax Bills To:**	**Map**
Helen Dean	**Same**	**Parcel No.:**
3106 Larkspur Drive		**Tax Information: 60-3-47**
Nashville, TN 37207		

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, KAWANA MILLER, GRANTOR, have this day bargained and sold by these presents and do hereby quitclaim unto HELEN DEAN her successors and assigns, all interest I may have in the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section One, Oak Park Subdivision, of record in Book 3600, Page 84, Register's Office for said County.

Said Lot No. 28 fronts 81 feet on the westerly margin of Larkspur Drive and extends back 221.85 feet on the northeasterly line and 243.20 feet on the southwesterly line to a dead line in the rear, Measuring 129.90 feet thereon.

This conveyance is subject to restrictive covenants of record in Book 3821, Page 343, and Book 3865, Page 403, said Register's Office, and to the matters set forth in the above referenced plan of record.

Being the same property conveyed to Coyness Wiggins, Jr., unmarried and Helen Dean, unmarried by deed from Jack Kemp, HUD Secretary, of record in Book 8180, Page 691, Register's Office for Davidson County, Tennessee.

Kawana Miller is the biological daughter of the deceased Coyness Wiggins, Jr.

THIS PROPERTY IS KNOWN as 3106 Larkspur Drive, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, Kawana Miller, has hereunto set my signature on the day indicated below.

KAWANA MILLER

STATE OF ~~TENNESSEE~~ Georgia)
)
COUNTY OF ~~DAVIDSON~~ Cobb)

On this the 27 day April, 2020, before me personally appeared **KAWANA MILLER, GRANTOR**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained.

NOTARY ~~PUBLIC~~ Rebecca Petty My Commission Expires: 5/18/20

The actual consideration or value whichever is greater, for this transfer is $ $3,000.00 Dollars.

AFFIANT ~~Dorothy Pamplen~~

Sworn to and subscribed before me, this 20th day of May, 2020.

May 2 2022
My Commission Expires

Notary Public