THIS INSTRUMENT PREPARED BY:

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Karen Johnson Davidson County
Batch# 462589 **DEEDQC**
08/24/2020 10:25:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200824-0095165

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NUMBER:**
Jennifer J. Miller 2407 Franklin Pike, Unit 306 Nashville, TN 37204	Jennifer J. Miller 2407 Franklin Pike, Unit 306 Nashville, TN 37204	11802029500

FOR AND IN CONSIDERATION of the sum of Zero and No/100 ($0.00) Dollars, this conveyance being an adjustment of property rights between divorcing parties, pursuant to TENN. CODE ANN. §67-4-409, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Chadwick L. Miller** (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **Jennifer J. Miller** (hereinafter "Grantee"), any interest he has or may have in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 306, EIGHTH SOUTH RESIDENCES, A RESIDENTIAL CONDOMINIUM DESCRIBED IN THE MASTER DECLARATION FOR EIGHTH SOUTH RESIDENCES, A RESIDENTIAL CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20170619-0061466 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE WHICH IS A SUB UNIT OF THE EIGHTH SOUTH MIXED-USE CONDOMINIUM ESTABLISHED BY MASTER DEED OF EIGHTH SOUTH MIXED-USE CONDOMINIUM RECORDED IN INSTRUMENT NO. 20170619-0061465 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE TOGETHER WITH THE LIMITED COMMON ELEMENTS ASSIGNED TO SAID UNIT AND THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE EIGHTH SOUTH RESIDENCES AND EIGHTH SOUTH MIXED-USE CONDOMINIUM AS STATED IN SAID MASTER DECLARATIONS. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS AT EIGHTH SOUTH RESIDENCES AND EIGHT SOUTH MIXED-USE CONDOMINIUM, THE PROPERTY, CO-OWNERS AND TENANTS, THE PLAT FILED AS EXHIBIT "B" TO SAID MASTER DECLARATION, SAID REGISTER'S OFFICE, ARE INCORPORATED HEREIN BY REFERENCE AND MADE PART OF THE SAME AS IF COPIED VERBATIM HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO CHADWICK L. MILLER AND WIFE, JENNIFER J. MILLER, BY WARRANTY DEED FROM EIGHTH SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED SEPTEMBER 22, 2017, OF RECORD IN INSTRUMENT NO. 20170927-0098852, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO EIGHTH SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED DATED, SEPTEMBER 3, 2014, OF RECORD IN INSTRUMENT NO. 20140904-0080996, AND BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20140904-0080997, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL MATTERS OF PLAT OF RECORD IN INSTRUMENT NO. 20151007-0102052; DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR BROADSTONE EIGHT, OF RECORD IN INSTRUMENT NO. 20151021-0107308; EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 20160926-0101241; DEVELOPMENT AND ACCESS EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 20151021-0107312; RECIPROCAL EASEMENT AGREEMENT RELATING TO PARKING GARAGES, OF RECORD IN INSTRUMENT NO. 20151021-0107311; AGREEMENT FOR DECLARATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE WATER MAINS, PUMPS AND APPURTENANCES, TO THE METROPOLITAN GOVERNMENT OF NASHVILLE, OF RECORD IN INSTRUMENT NO. 20150730-0075029; MASTER DECLARATION FOR EIGHTH SOUTH MIXED-USE CONDOMINIUM, OF RECORD IN INSTRUMENT NO. 20170619-0061465; MASTER DECLARATION FOR EIGHTH SOUTH RESIDENCES, A RESIDENTIAL CONDOMINIUM, OF RECORD IN INSTRUMENT NO. 20170619-0061466; NOTICE OF COMPLETION FILED AUGUST 11, 2017, OF RECORD IN INSTRUMENT NO. 20170811-0082480; NOTICE OF COMPLETION FILED AUGUST 16, 2017, OF RECORD IN INSTRUMENT NO. 20170816-0083824; CHARTER OF EIGHTH SOUTH MIXED USE CONDOMINIUM ASSOCIATION, INC. OF RECORD IN INSTRUMENT NO. 20170816-0084240; CHARTER OF EIGHTH SOUTH RESIDENCES CONDOMINIUM ASSOCIATION, INC., OF RECORD IN INSTRUMENT NO. 20170816-0084241, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL, RECORDED AND UNRECORDED, ZONING REGULATION, BUILDING RESTRICTIONS AND SETBACK LINES, EASEMENTS AND RIGHTS OF WAY FOR PUBLIC UTILITIES.

THIS IS IMPROVED PROPERTY KNOWN AS 2407 FRANKLIN PIKE, UNIT 306, NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per TENN. CODE ANN. § 67-4-409, is $0.00, as this QUITCLAIM DEED is an adjustment of property rights between divorcing parties pursuant to a FINAL DECREE OF DIVORCE.

CHADWICK LANE MILLER

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand and seal this 21 day of AUGUST, 2020.

CHADWICK LANE MILLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Chadwick Lane Miller**, the within named Grantor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 21st day of August, 2020.

Lydia Gregory
NOTARY PUBLIC

My Commission Expires: 5/07/24

LYDIA K. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES: MAY 7, 2024