Karen Johnson Davidson County
Batch# 466190 DEEDQC
08/28/2020 10:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200828-0097791

QUITCLAIM DEED

From: Andrew Miller

To: Tami Jo Miller

This instrument prepared by:
Michael T. Fort
509 New Highway 96W, Suite 201
Franklin, Tennessee 37064

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Tami Jo Miller 4108 New Highway 96W Franklin, Tennessee 37064	Same	1551 Parcel 10 0B 023.00

FOR AND IN CONSIDERATION of the sum of zero ($0.00) and in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement, in certain case styled, Tami Jo Miller v. Andrews Woodfin Miller, Jr., Chancery Court for Williamson County, Tennessee, Docket No. 49168, Andrew Woodfin Miller, Jr. (the "Grantor") by these presents hereby sells, assigns and quitclaims unto Tami Jo Miller (the "Grantee") all of Grantor's right, title and interest in and to certain improved lot located at 7201 Natchez Point Drive, Nashville, Davidson County, Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 23, on the Final Plat of Natchez Pointe, of record in Instrument No. 20080402-00330471 in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Andrew Miller and Tami Jo Miller by Warranty Deed filed for record October 11, 2019 Instrument No: 20191011-0104222, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO

CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 28th day of May, 2020

ANDREW WOODFIN MILLER, JR.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Andrew Woodfin Miller, Jr. with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of May, 2020.

NOTARY PUBLIC

Vicki Colvin
State of Tennessee Notary Public
Williamson County

My Commission Expires: 07/17/2023

STATE OF TENNESSEE
COUNTY OF Williamson

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of $____None_____.

Tami Jo Miller

SWORN TO and subscribed before me on this the 15 day of June, 2020.

Notary Public

GINGER HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10.29.2023

True Copy Certification

I, Christopher M. Corriveau, 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 Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

