Karen Johnson Davidson County
Batch# 468304 DEEDQC
09/02/2020 09:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200902-0099635

THIS INSTRUMENT PREPARED BY:
James P. Catalano, Esq.
THE CATALANO FIRM, PLC
P.O. Box 681267
Franklin, TN 37068-1267

QUITCLAIM DEED

THIS DEED WAS PREPARED WIHTOUT THE BENEFIT OF A TITLE EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTER WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
		105 16 0 279.00
1912 Seminole Ave Irrevocable Trust	Same	Plat 3700, Page 43,
7819 Linaria Drive		Block Lot: 3
Orlando, FL 32822		Parcel ID: 6DA-23524

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Dorothy Miller, hereinafter referred to as the "GRANTOR" and 1912 Seminole Ave Irrevocable Trust, hereinafter referred to as "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, GRANTOR has this day quitclaimed unto GRANTEE and it's assigns, all of its' right , title and interest in and to certain real property located in Davidson County, Tennessee being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 3 on the Plan of Corinne Place Resubdivision,** as of record book 3700, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Said lot No. 3 fronts 50 feet on the northeasterly side of Seminole Avenue and extends back 142.71 feet on the northwesterly line and 109.16 feet on the southeasterly line to the southwesterly margin of Dunn Avenue, measuring 60.21 feet thereon. Being part of the real property conveyed to Earl Shacklett and wife, Helen B. Shacklett, by deed from George I. Waddey, Jr., of record in book 1556, page 408, said Register's office, and Earl C. Shacklett conveyed his interest in said property to Helen B. Shacklett by deed of record in book 2033, page 535, said Register's office.

This conveyance is made subject to 30-foot building setback line from Seminole Avenue and from Dunn Avenue and conditions of owner's certificate, as shown on plan of record in book 3700, page 43, Register's Office for Davidson County, Tennessee.

Being the same property identified in the Affidavit of Heirship filed with the Davidson County Register of Deeds office on July 9, 2020 Batch No. 433889 recorded entry 20200709-0074916; further being the same property previously conveyed to Walter A. Trapp and wife, Thelma Marie Trapp from Earl C. Shacklett and wife, Helen B. Shacklett dated March 30, 1967 as of record in Record Book 4116, pages 462-465, Register's office for said County.

This is improved property known as: 1912 Seminole Ave, Nashville, Tennessee 37112

Said property is being conveyed subject to such limitations, restrictions and encumbrances as may affect the premises and pursuant to the Affidavit of Heirship filed with the Davidson County Register of Deeds office on July 9, 2020 Batch No. 433889 recorded entry 20200709-0074916.

WITNESS, the hand of the undersigned this the 25th day of August 2020.

By: Dorothy S. Miller
FL DL# M460-192-57-716-0

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared DOROTHY MILLER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself as, the within bargainer, executed the foregoing instrument pursuant to an Affidavit of Heirship for the purpose therein contained, by signing.

Witness my hand, at office, this the 25th day of ~~July~~ AUGUST 2020.

Notary Public State of Florida
Peter S Dhanraj
My Commission GG 199564
Expires 07/14/2022

Notary Public

My commission expires: 7/14/2022

STATE OF FLORIDA
COUNTY OF ORANGE

The actual consideration for the value of this transfer is Ten and NO/100 ($10.00) DOLLARS.

Dorothy S. Miller
Affiant

Sworn to and subscribed before me, this 25th day of ~~July~~ AUGUST 2020.

Notary Public

My commission expires: 7/14/2022

Notary Public State of Florida
Peter S Dhanraj
My Commission GG 199564
Expires 07/14/2022