This instrument was prepared by:
Jacqueline B. Dixon
Weatherly, McNally & Dixon, PLC
424 Church Street
Suite 2260 Fifth Third Center
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 495640 DEEDQC
10/14/2020 12:51:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201014-0119369

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Jennifer J. Miller
1809 B 7th Avenue North
Nashville, TN 37208

SEND TAX BILLS TO:
Same

MAP/PARCEL NO.:
081-08-2N 002.00 CO

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

JENNIFER J. MILLER

JANET L. FLINT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

SWORN TO AND SUBSCRIBED before me this 8th day of OCTOBER 2020.

NOTARY PUBLIC
My Commission Expires: 7-5-21

PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree of Divorce entered on September 8, 2020, in the Third Circuit Court for Davidson County, Tennessee, in the case of *Chadwick Lane Miller v. Jennifer Jo (Fuller) Miller*, Docket Number 20D255, Chadwick L. Miller has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Jennifer J. Miller, her heirs, successors, and assigns, all his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of the 1809 Cottages, a Horizontal Property Regime with Private Elements, together with all rights and appurtenances hereto belonging as shown on the site plan Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for 1809 Cottages recorded in Instrument No. 20140826-0077664 and amended in Instrument No. 20141006-

0092215, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Chadwick L. Miller and Jennifer J. Miller, husband and wife, by Warranty Deed from J2K Builders, LLC, dated April 30, 2015, and recorded May 1, 2015, in Instrument 20150501-0039138, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1809 B 7th Avenue North, Nashville, Tennessee 37208.

CHADWICK L. MILLER

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Lydia Gregory, a Notary Public in and for said County and State, the within named CHADWICK L. MILLER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of September 2020.

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

Lydia K. Gregory
NOTARY PUBLIC

My Commission Expires: 5/07/24

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.