Karen Johnson Davidson County
Batch# 523374 DEEDQC
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Fees: $12.00 Taxes: $0.00
20201202-0139928

This instrument prepared by:
Margaret L. Behm
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
David K. Miles and Cynthia E.Wall	Same	11706013300
2804 Wortham Avenue		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **David Keith Miles** ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **David Keith Miles and Cynthia Elizabeth Wall**, husband and wife, **as tenants by the entirety**, and their successors, heirs and assigns. The real estate is described as follows:

> BEING Lot No. 2 on the Plan of Sterling Square of record in Plat Book 5050, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to David Keith Miles from Eugene F. Powell and Kathleen B. Powell by Deed dated August 25, 2014 as of record in Instrument No. 20140827-0078122, Register's Office of Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 2nd day of December, 2020.

Affiant

Notary Public

My Commission Expires: _____

FALECHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 9, 2022

This is improved property known as 2804 Wortham Avenue, Nashville, TN 37215.

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.

WITNESS our hands this the 2nd day of December, 2020.

David Keith Miles, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Keith Miles**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 2nd day of December, 2020.

Notary Public

My Commission Expires:

FALECHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 9, 2022