PROPERTY TAX INFORMATION:

OWNER: April R. Miller
1833 Orchard Park Dr
Murfreesboro, TN 37128

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

From information furnished by the parties. No search was performed. No Tax advice was sought by parties or given by preparer

SEND TAX BILLS TO: same

Map/ Parcel: 146-16-158 & 147-08-0-5

Karen Johnson Davidson County
Batch# 620705 DEEDQC
04/22/2021 12:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210422-0054141

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the **April R. Vance n/k/a April R. Miller,** has this day bargained and sold and does hereby transfer, convey and quitclaim unto **April R. Miller and wife, Tammy J. Miller,** their heirs and assigns, forever, all of his interest in and to that certain tract or parcel of real estate lying in the Davidson County, Tennessee.

Tract No. 1

Land in Davidson County, Tennessee, being lot No. 945 on the Plan of Brentwood Hall, Section 9, as of record in book 2331, page 92, Register's Office for said County, described as follows:

Beginning on the westerly margin of Smartt Drive at the corner of lots Nos. 945 and 950; thence with the line between said two lots westwardly 186.4 feet to the corner of lots Nos. 943 and 945; thence with the line between lots Nos. 943 and 945 southwardly 160.1 feet to the northerly margin of Oakley Drive; thence with same northeastwardly 137.2 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northeastwardly 39.3 feet to the westerly margin of Smartt Drive; thence with same northwardly 80.4 feet to the beginning.

Tract No. 2

Land in Davidson County, Tennessee, being a part of Lot No. 943 on the plan of Brentwood Hall, Section IX, as of record in Book 2331, page 92, Register's Office for said County.

Said part of said lot begins at an iron pin at the common rear corner of Lots Nos. 943 and 945, and runs thence southerly with the common boundary line between Lots Nos. 943 and 945, 160.1 feet to the northerly margin of Oakley Drive; thence westerly with the margin of Oakley Drive 16 feet to a monument; thence northerly 160 feet, more or less, to the point of beginning, and forming a small triangular tract.

Being a portion of the property conveyed to April R. Vance by Warranty Deed dated October 31, 2002 from Roger D. Myers of record in Instrument No. 20021113-0140612 in the Register's Office for Davidson County, Tennessee.

Tract III:

Being Lot No. 23, as shown by plat of record in Plat Book 2331, Page 42 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to April R. Vance, a single person by Warranty Deed dated January 30, 2002 from Joy M. Orahood, a single person of record in

Instrument No. 20020204-0015167 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO any and all restrictive covenants of record in the Register's Office for Rutherford County, Tennessee, and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

WITNESS MY HAND this 21 day of April, 2021.

April R Vance April R Miller

April R. Vance n/k/a April R. Miller

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid April R. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the foregoing instrument (QuitClaim Deed) and further acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at Office, this 21 day of April, 2021.

NOTARY

MACY EDWARDS STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

My Commission Expires: 3-20-2022

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, on this 21 day of April, 2021.

NOTARY PUBLIC

MACY EDWARDS STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

My Commission Expires: 3-20-2022

True Copy Certification

I, Jack E. Gritton II, 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 3-5-23