Karen Johnson Davidson County
Batch# 644959 DEEDQC
05/26/2021 02:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210526-0071529

Return to:

TIMIOS, INC.
5716 CORSA AVE
WESTLAKE VILLAGE CA 91362
FILE NO. 2281482

# QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| JULIA MILLER | JULIA MILLER | 188-10-0C-189-00 |
| 2377 FAIRCHILD CIR<br>NOLENSVILLE, TN 37135 | 2377 FAIRCHILD CIR<br>NOLENSVILLE, TN 37135 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JULIA MILLER WHO ERRONEOUSLY TOOK TITLE AS JULIE MILLER, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **JULIA MILLER, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 189 ON THE PLAN OF FINAL PLAT OF CAROTHERS FARMS, PHASE 3, SECTION 2 OF RECORD IN PLAT AT INSTRUMENT NO. 20181217-0122265, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.**

BEING THE SAME PROPERTY CONVEYED TO JULIE MILLER, A SINGLE WOMAN BY DEED FROM REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY RECORDED 12/13/2019 IN DEED INSTRUMENT NO. 201912130128982, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

Property known as, 2377 FAIRCHILD CIR, NOLENSVILLE, TN 37135

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of May, 2021

JULIA MILLER

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Denice Lytle of the state and county mentioned, personally appeared **JULIA MILLER**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained

(seal)

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public
Printed Name Denice Lytle
My Commission Expires: 10-26-2021

DENICE LYTLE
Notary Public
**State of** Tennessee, Wilson County
My Comission Expires
October 26, 2021

**VALUATION AFFIDAVIT**

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **10.00**.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 20th day of May, 2021

Notary Public
My commission expires: 10-26-2021

DENICE LYTLE
Notary Public
**State of** Tennessee, Wilson County
My Comission Expires
October 26, 2021

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

# True Copy Certification

I, MEREDITH WILLIAMS 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.

Meredith Williams
Signature

STATE OF PA

COUNTY OF ALLEGHENY

Personally appeared before me, Robert McGivern, a Notary Public for this county and state, MEREDITH WILLIAMS 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: June 14, 2021

Commonwealth of Pennsylvania
Notarial Seal
ROBERT J MCGIVERN JR – Notary Public
ROBINSON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 14, 2021