Karen Johnson Davidson County
Batch# 648957 DEEDQC
06/03/2021 10:50:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210603-0074476

X-0395
Box 14

THIS INSTRUMENT PREPARED BY:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
Marilyn Bailey-Miller and George T. Hicks
4509 Alcott Drive
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

MAP-PARCEL
Map 104-12
Parcel 224

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marilyn Bailey-Miller and George T. Hicks;** hereinafter called the Grantors, by these presents does transfer and quitclaim unto **Marilyn Bailey-Miller as to a 50% interest and George T. Hicks as to a 50% interest, as Tenants in Common,** hereinafter called the Grantee, their heirs and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 40 on the plan of Christopher & Kirkman's Belmont Park Addition, of record in Book 57, Page 158, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 40 fronts 50 feet on the westerly margin of Eighteenth Avenue South, formerly Baxter Boulevard, and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Marilyn Bailey-Miller, unmarried, and George T. Hicks, unmarried, by Warranty Deed from Dwight A. Wagner and wife, Jill W. Wagner, dated September 18, 1987, of record in Book 7359, Page 21, said Register's Office.

This improved real property known as **1921A 18th Ave S, Nashville, Tennessee 37212.**

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by Grantors in order to establish ownership in the Property as tenants in common with no right of survivorship. The Property is now vested in Marilyn Bailey-Miller as to a 50% interest and George T. Hicks as to a 50% interest, as tenants in common.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE LEGAL DESCRIPTION ABOVE IS THE SAME AS THE DESCRIPTION CONTAINED IN THE PRIOR DEED REFERENCED HEREIN. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 1st day of ~~May~~ June, 2021.

Marilyn Bailey-Miller

STATE OF TENNESSEE]
COUNTY OF ~~DAVIDSON~~] Williamson

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Marilyn Bailey-Miller,** the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 1st day of ~~May~~ June, 2021.

Notary Public
My Commission Expires: 9-25-21

KATHRYN H. SLOAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

[Additional Signature Page to Follow]

IN WITNESS WHEREOF, this instrument has been executed this 27th day of May, 2021.

George T. Hicks

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **George T. Hicks,** the within-named bargainor, with whom I am personally acquainted (or proved 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, at office this 27 day of May, 2021.

CARLA LOCKRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires June 23, 2024

Carla Lockridge
Notary Public
My Commission Expires: 23 June 2024

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 27 day of May, 2021.

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 11/8/24