Karen Johnson Davidson County
Batch# 680988 DEEDQC
07/21/2021 03:49:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210721-0098142

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
P.O. Box 60711
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Carl Miller and Pamela Wilmoth-Miller 3009 Penn Meade Way Nashville, TN 37214	SAME	162 09 0A 060.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 13th day of July, 2021, between **Carl Miller,** a resident of Davidson County, Tennessee ("Grantor"), and **Carl Miller and Pamela Wilmoth-Miller, husband and wife,** residents of Davidson County, Tennessee (collectively "Grantee"),

WITNESETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, in the State of Tennessee, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit #60, Building No. 9 on the plan of Hickory Valley Condominiums Phase 2, of record in Book 4460 Page 133, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Carl Miller by quitclaim deed from William Henry Miller and wife, Helen Louise Miller, reserving an estate for life, of record in Instrument No. 20100127-0006837, Register's Office for Davidson County, Tennessee. William Henry Miller having died on September 16, 2018, and Helen Louise Miller having died on December 23, 2014, leaving Carl Miller an undivided interest in fee simple.

Being the same property conveyed to William Henry Miller and wife, Helen Louise Miller, by Deed from M. Richard Sullivan and wife Linda Bernstorf Sullivan, of record in Deed Book 8726 Page 595-596, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5510 Country Drive #60, Nashville, TN 37211**

This conveyance is made with the express purpose and intent to create a tenancy by the entirety in the Grantees.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

_____(L.S.)
Carl Miller

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Carl Miller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 13th day of July, 2021.

Notary Public
My Commission Expires: 09-02-2024

PAIGE GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ **0.00**.

Affiant/Grantee

Subscribed and sworn to before me this 13th day of July, 2021.

Notary Public
My commission expires: 09-02-2024

PAIGE GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law, on July 19, 2021.

7/19/21

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 19 day of July 2021.

NOTARY PUBLIC
My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023