Box 14

X-0461

Box 14

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 692746 **DEEDQC**
08/09/2021 09:35:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210809-0106673

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered by the Fourth Circuit Court for Davidson County, Tennessee.

Affiant

Subscribed and sworn to before me, this the 3rd day of August, 2021.

Notary Public

My commission expires: 12/16/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel Robert Cox	**"New Owner"**	**173-09-0-A-363.00co**
7039 Sunnywood Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Andrea Gail Miller fka Andrea Miller-Cox, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Daniel Robert Cox, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTORS' 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. 297 on the Plan of Lenox Village, Phase Five, of record in Instrument No. 20050120-0007427, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daniel Cox and wife, Andrea Miller-Cox by Deed dated May 27, 2016, from Toum Stacy, unmarried of record in Instrument No. 20160608-0057902, Register's Office for Davidson County, Tennessee. The said Daniel Robert Cox aka Daniel Cox and Andrea

Gail Miller-Cox aka Andrea Miller-Cox having since divorced and pursuant to the Final Decree of Divorce dated July 14, 2021, filed of record in the Fourth Circuit Court for Davidson County, Tennessee, at Nashville, Docket No. 20D1489, said property shall be divested from Wife and reinvested in the Husband. Wife's name shall be restored to her maiden name of Andrea Gail Miller.

Said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as 7039 Sunnywood Drive, Nashville, TN 37211.

Witness my/our hand(s) this 3rd day of August, 2021.

Andrea Gail Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrea Gail Miller,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **August, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24