Karen Johnson Davidson County
Batch# 693363 DEEDQC
08/09/2021 11:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210809-0106917

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
100 Bluegrass Commons Blvd, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
The Lana Sue Miller Revocable Trust c/o Lana S. Miller, Trustee 647 Durrett Dr (formerly 5032 Edmondson Pike) Nashville, TN 37211	Same	147-10-0-086.00 06DU-45050

FOR AND IN CONSIDERATION of other monetary consideration, I, Lana Miller, unmarried, (the "Grantor"), do hereby quitclaim, transfer and convey all my interest in and to the following described property to The Lana Sue Miller Revocable Trust (the "Grantee"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described a follows:

Land in Davidson County, TN, BEING Lot No. 5 on the Plan of B.J. HomeBuilders Subdivision, of record in Plat Book 8250, page 833, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 8250, page 833, Restrictions of record in Book 2481, page 499; Modification of utility easement in Book 2638, page 21, all of record in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Lana Miller by B.J. Homebuilders, Inc., by Deed of Record in Book 10833, Page 211-213, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of records.

Subject to any and all plats, easements, restrictions, and other matters of records.

This transfer is by quitclaim and we make no warranties about the title. This deed is prepared on information provided by the Grantor and no examination has been made by the Preparer.

Property is subject to liens and encumbrances of record.

IN TESTIMONY WHEREOF, Grantors have executed this deed on the 5th day of August, 2021.

Lana S. Miller

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, Christina Baker, a Notary Public in and for said County and State, aforesaid, personally appeared Lana 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in Hendersonville, Sumner County, Tennessee, this 5th day of August, 2021.

Christina Baker
NOTARY PUBLIC

My Commission Expires: 7/24/24

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

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

Lana S. Miller
Affiant

Sworn to and subscribed before me
This 5th day of August, 2021.

Christina Baker
Notary Public

My Commission Expires: 07/24/24

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, Marshall T. Cook, 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 August 5, 2021.

Affiant Signature

August 6, 2021
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 6th day of August, 2021.

Notary's Signature

My Commission Expires: 07/24/24.

CHRISTINA BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

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