Karen Johnson Davidson County
Batch# 700706 DEEDQC
08/19/2021 10:05:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210819-0112257

File Number: ORG-178127

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Nicholas Miller and **Jordan Williams**, 1035 40TH AVE N , Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 09108010200

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Nicholas Miller and **Jordan Williams,** now married, hereinafter grantors, whose tax-mailing address is **1035 40TH AVE N, Nashville, TN 37209**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Nicholas Miller** and **Jordan Williams**, husband and wife, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **1035 40TH AVE N, Nashville, TN 37209**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain lot, piece or parcel of ground situate, lying and being in the Davidson County, state of Tennessee and more particularly described as follows: Land in Davidson County, Tennessee, being Lot No. 64 and Northerly part of Lot No. 65 on the Map of L.H. Davis Subdivision of Lot No. 41 of Clifton Plan of record in Book 57, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description. Beginning on the Southwesterly margin of 40th Avenue North, formerly Clifton Avenue, at the Northeast corner of the property conveyed to Mary Beasley for life, etc., by deed from Richard L. West and wife, of record in Book 898, Page 3170, said Register's Office; thence with said Beasley's Northerly line, Westwardly 100 feet more or

less, to the Easterly margin of said alley; thence with said alley Northwardly 130 feet to the Southwesterly margin of 40th Avenue, North; thence with said Avenue, Southeastwardly 165 feet to the beginning. Being the same premises conveyed from C&H Properties, LLC, a Tennessee Limited Liability Company to Nicholas Miller and Jordon Williams in a deed dated 01/18/2019 and recorded date 01/22/2019 in Instrument Number 20190122- 0005890 of the official records. APN: 09108010200

Property Address is: 1035 40TH AVE N, Nashville, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20190122- 0005890in the Register's Office of Davidson County, Tennessee.

Parcel ID: 09108010200

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on July 19, 2021:

Jordan Williams

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 19, 2021 by **Jordan Williams** who is personally known to me or has produced proof of identity as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

CAYENNE WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission Expires: 11-6-24

Executed by the undersigned on July 19, 2021:

Nicholas Miller

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 19, 2021 by **Nicholas Miller** who is personally known to me or has produced proof of identity as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

CAYENNE WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission Expires: 11-6-24

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $_____ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19 day of July, 2021.

Affiant

Jordan Williams
Nicholas Miller
Print Name

(Seal)

Notary Public

My commission expires:

11-06-2024

Cayenne Wiley
Print Name

CTIC# _____

CAYENNE WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 7/19/2021 (date of document).

Affiant Signature

7/19/2021

Date

State of Pennsylvania

County of Allegheny

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

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954