THIS INSTRUMENT PREPARED BY:
Copper Title
120 S. Central Ave, Suite 160
St. Louis, MO 63105

Karen Johnson Davidson County
Batch# 725279 DEEDQC
09/28/2021 12:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210928-0130192

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Michelle Miles	(NAME) JLB Corporation DBA Golden Oak Lending, ISAOA	061-14-0-05800
(STREET ADDRESS OR ROUTE NUMBER) 1067 Horseshoe Drive	(STREET ADDRESS) 11737 Administration Dr	
(CITY) (STATE) (ZIP) Nashville, TN 37216	(CITY) (STATE) (ZIP) St. Louis, MO 63146	

FOR AND IN CONSIDERATION of the sum of zero ($0.00), the receipt of which is hereby acknowledged, We, **Michelle Miles a married person** hereinafter called **GRANTORS**, by these presents does hereby quitclaim and convey unto **Michelle Miles and Ashley Walker Gaylor, wife and husband** hereinafter called **GRANTEES**, successors and assigns, all right, title and interest in and to the following described tract of land:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot Number 39 on the plan of Locust Grove, not of record, described according to a survey by Anderson and Gee, January 22, 1948, and also known as Locust Grove Estates of record in Book 1424, Page 11 (erroneously referenced as not of record in prior deed recorded in Instrument number 20120305-0019155), in the Register's Office of Davidson County, Tennessee, as follows:

Beginning on the northerly margin of Horseshoe Drive at a point 60 feet West of the southwest corner of the property conveyed to Robert L. Rynam and wife, by deed from H.E. Richardson and wife, of record in Book 1417, Page 289, Register's Office for said County, being the corner of Lot Numbers 38 and 39; thence with line between said two lots, northwardly 175 feet to the common corner of Lot Numbers 38, 39, 58, and 59; thence with the line between Lot Numbers 38 and 39, westwardly 60 feet to the common corner of Lots Numbers 39, 40, 57, and 58; thence with the line between Lot Numbers 39 and 40, southwardly 175 feet to the northerly margin of Horseshoe Drive; thence with said Drive, eastwardly 60 feet to the beginning.

Being the same property conveyed to Michelle Miles, an unmarried woman by Warranty Deed from Westward Properties, LLC, dated February 12, 2013 and recorded February 13, 2013 as Document No. 20130213-0014670, Register's Office of Davidson County.

Subject to existing building lines, easements, conditions, restrictions, zoning regulations, etc., now of record, if any

STATE OF Tennessee
COUNTY OF Davidson **The actual consideration for this transfer is $0.00**

Affiant _____

Affiant _____

Subscribed and sworn to before me this the 20 day of Sept, 2021

(Affix Seal) *Notary Public* _____

My commission expires: 4/18/22

_____
Michelle Miles

_____

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

STATE OF TENNESSEE }
} **ss.**
COUNTY OF Davidson }

On this 20 day of Sept, 2021, before me personally appeared **Michelle Miles a married person**, to me known, who being by me first duly sworn, acknowledged said instrument to be the free act and deed the person or person executing said instrument and that said instrument was executed for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, on the day and year first above written.

_____
Notary Public
My Term Expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Tennessee Certification of Electronic Document

I, Tina Wagner, 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 September 20, 2021 (date of document).

Tina Wagner
Affiant Signature

September 20, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of September, 2021.

Jenifer Ann Hoskins
Notary's Signature

MY COMMISSION EXPIRES: 01/24/25

NOTARY'S SEAL

JENIFER ANN HOSKINS
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JANUARY 24, 2025
ST. CHARLES COUNTY
COMMISSION #21579619