Karen Johnson Davidson County
Batch# 738893 DEEDQC
10/18/2021 03:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211018-0139896

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Better Settlement Services, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-1026007

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Timothy Joseph Tucker and Peter Lee Myles	Timothy Joseph Tucker and Peter Lee Myles	142150E01300CO
7048 Wild Iris Drive	7048 Wild Iris Drive	
Nashville, TN 37221	Nashville, TN 37221	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, TIMOTHY J. TUCKER and PETER L. MYLES, Trustees of the TUCKER-MYLES FAMILY TRUST, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto TIMOTHY JOSEPH TUCKER and PETER LEE MYLES, a married couple, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 7048 Wild Iris Drive, Nashville, TN 37221, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Wildflower Place of record in Book 9700, Page 444, corrected by surveyor's certificate of correction in Book 10638, Page 498, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tax ID No.: 142150E01300CO

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument No. 20161006-0105824, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 7048 Wild Iris Drive, Nashville, TN 37221.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of September, 2021.

TIMOTHY J. TUCKER, Trustee of the TUCKER-MYLES FAMILY TRUST

By: Trustee
TIMOTHY J. TUCKER, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that TIMOTHY J. TUCKER, Trustee of the TUCKER-MYLES FAMILY TRUST, in his full and authorized capacity on behalf of said Trust with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 18th day of September, 2021.

Kristin M. Kayal
Notary Public
My Commission expires:

My Commission Expires
September 2, 2024

KRISTIN M. KAYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of September, 2021.

PETER L. MYLES, Trustee of the TUCKER-MYLES FAMILY TRUST

By: _____, TRUSTEE
PETER L. MYLES, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that PETER L. MYLES, Trustee of the TUCKER-MYLES FAMILY TRUST, in his full and authorized capacity on behalf of said Trust with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 18th day of September, 2021.

Kristin M. Kayal
Notary Public
My Commission expires: My Commission Expires September 2, 2024

KRISTIN M. KAYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **10.00**.

TIMOTHY JOSEPH TUCKER

PETER LEE MYLES

Subscribed and sworn to before me this 18th day of September, 2021.

Kristin M. Kayal
Notary Public
My Commission expires: My Commission Expires September 2, 2024

KRISTIN M. KAYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Gavin A. Jones, 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 18, 2021 (date of document).

Affiant Signature

10/12/2021
Date

COMMONWEALTH
~~State~~ of PENNSYLVANIA

County of MONTGOMERY

Sworn to and subscribed before me this 12 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 03/19/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499