RECORD AND RETURN TO:
John M. Miller, Sr., Trustee
7304 Sugarloaf Dr
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 796535 DEEDQC
01/28/2022 09:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220128-0010275

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2022

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

THIS INSTRUMENT PREPARED BY:
Jennifer L. Pennell, Attorney, 580 Franklin Rd, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Miller, Sr., Trustee 7304 Sugarloaf Dr Nashville, TN 37211	New Owner	181-01-0B-171.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **John M. Miller, Sr.,** hereinafter called the Grantor, has quitclaimed and sold and by these presents do hereby quitclaim all my right, title and interest unto **The John M. Miller, Sr. Revocable Living Trust,** hereinafter called the Grantee, its heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Section Three, Addition to Sugar Valley, A RS-10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20050629-0074915, 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 John M. Miller, Sr., by Warranty Deed dated January 29, 2014 from The Jones Company of Tennessee, L.L.C. and of record as Instrument No. 20140207-0010919 in the Office of the Davidson County Register of Deeds

The address of the herein described property is believed to be 7304 Sugarloaf Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

WITNESS MY HAND, this 19 day of January, 2022.

John M. Miller, Sr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **John M. Miller, Sr.**, 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, this 19 day of January, 2022.



Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED. NO TITLE WORK REQUESTED OR PERFORMED.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Jan. 19, 22 (date of document).

Jennifer L. Pennell

January 19, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of Jan, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

