THIS INSTRUMENT PREPARED WITHOUT TITLE SEARCH BY:
Neese Law Firm
314 North Market Street
Paris, TN 38242
731-642-2189

Karen Johnson Davidson County
Batch# 803853 DEEDQC
02/11/2022 09:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220211-0015900

Property Address:
5106 Illinois Avenue, Nashville, Tennessee 37209 ---Above This Line Reserved For Official Use Only---

QUITCLAIM DEED

THIS INSTRUMENT, made and entered by and between **Joshua Chapman,** Grantor, and **Lauren Renee Miles,** Grantee;

WITNESSETH:

For and in consideration of $1.00, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby conveys and quitclaims unto Grantee, her heirs and assigns, any and all his right, title and interest, in land lying in **Davidson County**, State of **Tennessee**, being more particularly described as follows:

Known as Assessor's Parcel 091-11-0-054.00 in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot Nos. 1011 and 1009, Block 165 on the Number 1 Plan of West Nashville, of record in Plat Book 57, pages 74 & 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Corey Walthall, an unmarried man, by Warranty Deed from Mitchell W. Callis and wife, Carolyn A. Callis, dated May 15, 2002, of record in Instrument No. 20020517-0060846, Register's Office for Davidson County, Tennessee. The description is the same as that used in the last deed prior to this transaction. This property is improved property known as 5106 Illinois Avenue, Nashville, Tennessee 37209.

Subject to matters set forth on the plan of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

This being the same real property conveyed to Lauren Renee Miles by deed of Corey Walthall dated May 10, 2010 and of record in Instrument No. 20100511-0036038 in the Register's Office of Davison County, Tennessee.

Neese Law Firm is not the closing agent for this transaction, pursuant to the provisions of I.R.C. Section 6045(e), as amended by the Tax Reform Act of 1986.

IN WITNESS WHEREOF, the Grantor, who is authorized to execute this conveyance, has hereunto set his signature this 25 day of January, 2022.

Joshua Chapman

STATE OF TENNESSEE
COUNTY OF Cheatham

On this 25 day of January, 2022, personally appeared before me, Joshua Chapman, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. Witness my hand and Seal of office in said County on the day above written.

CHRISTINA GREEN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY MY COMMISSION EXPIRES JUNE 11, 2023

Notary Public

My Commission expires: June 11, 2023

Owner and Person responsible for taxes:
Lauren Renee Miles
5106 Illinois Avenue
Nashville, Tennessee 37209

STATE OF TENNESSEE
COUNTY OF HENRY

I swear and affirm that the actual consideration of this transfer or value of the property transferred whichever is greater is **$1.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this, the 25 day of January, 2022

CHRISTINA GREEN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY MY COMMISSION EXPIRES JUNE 11, 2023

Notary Public

My Commission expires: June 11, 2023

This Quitclaim Deed is exempt from Tennessee Recordation Tax pursuant to Tenn. Code Ann. §67-4-409.

Tennessee Certification of Electronic Document

I, Kesha Herron 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 1-25-22 (date of document).

Kesha Herron
Affiant Signature

2-1-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st of February 2022

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Notary's Signature
My Commission Expires: Jan 16, 2024