Karen Johnson Davidson County
Batch# 820193 DEEDQC
03/11/2022 10:28:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220311-0028494

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
Therese Schulz Miller
1120 Davidson Road
Nashville, TN 37205

Send Tax Bills To
Same

Map-Parcel No.
115 02 0 042.00

Quitclaim Deed from Spouse to Spouse

Grantor: Lawrence Michael Miller
Grantee: Therese Schulz Miller

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the plan of Crest Meade, Section 2, of record in Book 2331, pages 151 and 152, Register's Office for said County.

Said Lot No. 50 fronts 124.0 feet on the northerly margin of Davidson Road and extends back 298.5 feet on the easterly line and 289.8 feet on the westerly line to a dead line in the rear, measuring 124.2 feet thereon.

Being the same property conveyed to Lawrence Michael Miller and Therese Schulz Miller by deed from Douglas Brian Thomason, and wife, Leonora Schrichte Thomason, of record in Record Book 9013, Page 298, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1120 Davidson Road, Nashville, TN 37205.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Lawrence Michael Miller
Lawrence Michael Miller, Grantor

State of Tennessee
County of Davidson

On March 2, 2022, before me personally appeared Lawrence Michael Miller, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Pati K. Bedwell
Notary Public
My commission expires: 5/23/2023

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Therese Schulz Miller, Grantee

Sworn to and subscribed before me on March 2, 2022.

Pati K. Bedwell

Notary Public
My commission expires: 5/23/2023

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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 March 2, 2022.

Chelle Guidry
Signature

March 2, 2022
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on March 2, 2022.

Pati K. Bedwell
Notary's Signature
My Commission Expires: 5/23/2023

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER