Karen Johnson Davidson County
Batch# 836227 DEEDQC
04/07/2022 03:49:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220407-0040732

File Number: ORG-263367

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

**New Property Owner/Mail Tax Statements To:**
**Alexandra Williams Miller**, 205 LAKE CV., OLD HICKORY, TN 37138

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 06404003500**

## QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

**Elsie Williams,** now unmarried, and **Alexandra Williams Miller**, a married woman, hereinafter grantors, whose tax-mailing address is **205 LAKE CV., OLD HICKORY, TN 37138**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Alexandra Williams Miller**, a married woman, hereinafter grantee, whose tax mailing address is **205 LAKE CV., OLD HICKORY, TN 37138**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**All that certain lot, piece or parcel of ground situate, lying and being in the County of Davidson, State of Tennessee and more particularly described as follows: Land in Davidson County, Tennessee, being all of Lot No. 3-A, on the Plan of Zone Lot Division, Lot 3 Lake Country, as shown by plat appearing of record in Plat Book 5800, Page 300, amending Plat Book 5200, Page 493, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot. Being the same premises conveyed from Ronald T. Ingrum and from Mary A. Ingrum to Elsie Williams and Alexandra Williams Miller in a deed dated 01/31/2018 and recorded date 02/13/2018 in Instrument Number 20180213-0014186 of the official records. APN: 06404003500**

**Property Address is: 205 LAKE CV., OLD HICKORY, TN 37138**

DERIVATION CLAUSE

recorded concurrently

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20180213-0014186 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 06404003500

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on November 24, 20 21 :

Elsie Williams

**Elsie Williams**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 24, 20 21 by **Elsie Williams** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Executed by the undersigned on November 24, 20 21 :

**Alexandra Williams Miller**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 24, 20 21 by **Alexandra Williams Miller** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for 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 and voluntary sale.

Subscribed and sworn to before me

This 24th day of November, 20 21.

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

(Seal)

Michael Robert Miller
Affiant

Michael Robert Miller
Print Name

Catrena Thompson
Notary Public

My commission expires:

3/7/2023

Catrena Thompson
Print Name

**Tennessee Certification of Electronic Document**

I, Alyssa Graham, 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 09/24/2021 (date of document).

Affiant Signature

09/24/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 24 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954