Karen Johnson Davidson County
Batch# 862860 DEEDQC
05/26/2022 08:41:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220526-0061023

File Number: ORG-334373

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 LPA LLC, 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:
DONALD O. MILLER, JR., and LISA D. DREYER, 912 S. LANE CT., BRENTWOOD, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
171080A04900CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

DONALD O. MILLER, JR., a married man who acquired title without marital status, as surviving tenant of Vicki L. Sawyer who passed from this life on 1/9/2006 as evidenced by the attached Certificate of Death, hereinafter grantor, whose tax-mailing address is **912 S. LANE CT., BRENTWOOD, TN 37027**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **DONALD O. MILLER, JR., and LISA D. DREYER**, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **912 S. LANE CT., BRENTWOOD, TN 37027**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: Land In Davidson County, Tennessee, being Lot No. 49 on the Plan of Cottonport Plantation, Phase III, as of record in Book 6900, page 951, Register's Office for said County, to which plat reference is hereby

made for a more complete and accurate legal description. APN: 171080A04900CO Being the same premises conveyed from Vicki L. Sawyer to Vicki L. Sawyer and Donald O. Miller in a deed dated 01/31/2005 and recorded date 02/07/2005 in Instrument Number 20050207-0013951 of the official records.

Property Address is: 912 S. LANE CT., BRENTWOOD, TN 37027

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Quitclaim Deed recorded as Instrument No. 20050207-0013951 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 171080A04900CO

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 May 5, 2022.

DONALD O. MILLER, JR.

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 5, 2022 by DONALD O. MILLER, JR. who is personally known to me or has produced TN DL 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

AUDDIE MALIK COUSINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 6, 2024

State of TN
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 5 day of May, 2022.

Affiant

Donald a Miller Jr
Print Name

(Seal)

Auddie Malik Cousins
Notary Public

My commission expires:

11.6.24

Print Name

AUDDIE MALIK COUSINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 6, 2024

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 05,05,2022 (date of document).

Affiant Signature

05,05,2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 05 day of MAY, 2022

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