Karen Johnson Davidson County
Batch# 900607 DEEDQC
08/08/2022 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220808-0090268

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Joan Seigenthaler Miller
AFFIANT

ROBERT J. HAZARD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires FEB 28, 2026

Subscribed and sworn to before me on this day, August 8, 2022.

Notary Public

My Commission Expires: _____

New Owner Address:
John Walter Miller and
Joan Seigenthaler Miller, Co-Trustees
904 Forest Acres Ct
Nashville, TN 37220

Send Tax Bills To:
Same

Map-Parcel Number:
160 02 0 001.00

QUITCLAIM DEED

John W. Miller and Joan S. Miller (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **John Walter Miller and Joan Seigenthaler Miller, Co-Trustees of the Miller Family Trust, dated August 8, 2022** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **August 8, 2022**.

John Walter Miller

Joan Seigenthaler Miller

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **John W. Miller and Joan S. Miller**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 8, 2022.

Notary Public

My Commission Expires:

ROBERT J. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 28, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 22 of Forest Subdivision, Section IV, as of record in Book 2331, page 156, Register's Office for said County. Said Lot No. 22 fronts 200.12 feet on the northerly side of Forest Acres Court and extends back between lines, measuring 254.73 feet on the easterly line and 253.43 feet on the westerly line, to a dead line in the rear, measuring 200 feet thereon.

Being the same property conveyed to John W. Miller and Joan S. Miller from John W. Miller and Joan Seigenthaler by deed of record in Book 5663, Page 112, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 904 Forest Acres Ct Nashville, TN 37220.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 August 8, 2022.

Affiant Signature

8/8/2022
Date

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this day,
August 8, 2022.

Notary Public

My Commission Expires: 1/11/2026

HALLIE RUTH TACKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY