Karen Johnson Davidson County
Batch# 900607 DEEDQC
08/08/2022 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220808-0090269

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

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

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

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:
135 16 0 054.00

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 W. Miller

Joan S. 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.

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

Notary Public

My Commission Expires: _____

EXHIBIT A

Being Lot No. 606 on the Plan of the Revision of Lot 606 Edge-0-Lake Estates, Section 13, as of record in Book 4470, page 14, Register's Office for said County.

Beginning at a point in the northerly margin of Timberland Drive, at the common corner of Lots Nos. 605 and 606; thence with the line between said lots, northerly 111.10 feet to a point; thence southeasterly 1.06 feet to a point; thence easterly 90 feet to a point in the westerly margin of Sailboat Drive, thence with the margin of the same, southerly 114 feet to a point at the beginning of a curve; thence around said curve, southwesterly 41.78 feet to a point in the northerly margin of Timberland Drive, thence with the margin of the same, westerly 85 feet to the point of beginning.

Being the same property conveyed to John Walter Miller and Joan Seigenthaler Miller from John W. Miller by deed of record in Book 5663, Page 110, 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 2630 Timberland Drive Nashville, TN 37217.

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