Karen Johnson Davidson County
Batch# 906930 DEEDQC
08/24/2022 09:29:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220824-0095453

This instrument prepared by VidmarLaw, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Record and Return to: Churchill Title Solutions, LLC, 4501 Charlotte Park Drive, Suite 120, Charlotte, NC 28217

Order Number: 102652TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Katherine Milwee-Eller and Michael B. Eller, Wife and Husband,** for Ten Dollars ($10.00) and other valuable consideration paid, do hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Katherine Milwee-Eller, a married woman,** whose address is 246 Morton Avenue, Nashville, TN 37211, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 10 on the Map of Woodbine Courts Block A, Part 1, of record in Book 1130, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 75 feet on the northerly margin of East Morton Avenue and runs back 215.3 feet on the easterly line and 216.5 feet on the westerly line to a dead line on which it measures 75 feet.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 119 14 0 098.00
Street address of property: 246 Morton Avenue, Nashville, TN 37211
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20180802-0075659 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Katherine Milwee-Eller, 246 Morton Avenue, Nashville, TN 37211

PCL102652TNDQTC01010104

Signed this 18 day of August, 2022.

Signature of Grantor (1 of 2):

Katherine Milwee-Eller

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 18th day of August, 2022 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Katherine Milwee-Eller, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

PCL102652TNDQTC01010204

Signed this 18 day of August, 2022.

Signature of Grantor (2 of 2):

Michael B. Eller

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 18th day of August, 2022 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Michael B. Eller, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

PCL102652TNDQTC01010304

202208240095453

Property Address: 246 Morton Avenue, Nashville, TN 37211
Tax Parcel: 119 14 0 098.00

Oath of Consideration

I or we, Katherine Milner Eller, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00.

Signed this 18 day of August, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 18th day of August, 2022

Notary Public

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

PCL102652TNDQTC01010404

Certificate of Authenticity

I, Ana Valentina Gomez, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on August 18th, 2022.

Date

Ana V Gomez

Affiant Signature

08/23/2022

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 23 day of August, 2022.

Amanda Simpson

Notary's Signature

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

My Commission Expires:_____

Date

Notary's Seal (if on paper)