Karen Johnson Davidson County
Batch# 908356 DEEDQC
08/25/2022 01:29:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220825-0096162

Commitment Number: EMP-22002726

After Recording, Return To:

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

New Property Owner/Mail Tax Statements To:
Randall Miller, Jr. and **Lilavady Miller**, 5170 Hickory Hollow Parkway Unit 808, Antioch, TN 37013-3061

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
163-05-0A-042-00

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.

Randall Miller, Jr. and **Lilavady Miller, F/K/A Lilavady Inthavong, husband and wife**, whose mailing address is **5170 Hickory Hollow Parkway Unit 808, Antioch, TN 37013-3061**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Randall Miller, Jr.** and **Lilavady Miller, husband and wife,** as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **5170 Hickory Hollow Parkway Unit 808, Antioch, TN 37013-3061**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Antioch, County of Davidson, State of TN, and is described as follows: BEING UNIT NO. 42, ON THE PLAN OF A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT) PHASE 1, HICKORY HOLLOW TOWNHOMES, (MILL PARK), AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF RECORD IN BOOK 10719, PAGE 425; BOOK 11167, PAGE 757; INSTRUMENT NO. 20010712-0074528; INSTRUMENT NO. 20031117-0167241; AND INSTRUMENT NO. 20051128-

0143120, SAID REGISTER'S OFFICE, AND AS SHOWN ON THE PLAN OF RECORD IN BOOK 9700, PAGE 686, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. Being all that certain property conveyed from FORECLOSED ASSET SALES AND TRANSFER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP to RANDALL MILLER, JR. AND LILAVADY INTHAVONG, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP by the deed dated November 19, 2013 and recorded November 26, 2013 as Instrument 20131126-0121349 of official records. APN: 163-05-0A-042-00
Property Address is: 5170 Hickory Hollow Parkway Unit 808, Antioch, TN 37013-3061

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20131126-0121349 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 163-05-0A-042-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 08/17, 2022:

Randall Miller, Jr.

Lilavady Miller, F/K/A Lilavady Inthavong

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 17, 2022 by **Randall Miller, Jr.** and **Lilavady Miller, F/K/A Lilavady Inthavong** who are personally known to me or have produced Drivers Licenses as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Tanya Stafford
Notary Public
Exp: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 is $0.00.

Subscribed and sworn to before me

This 17th day of August, 2022.

Affiant

Print Name

(Seal)

Notary Public

My commission expires:

2-14-2024

Print Name

202208250096162

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Antioch, County of Davidson, State of TN, and is described as follows:

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APN: 163-05-0A-042-00

Certificate of Authenticity

I, A Rebecca Lower, 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 8/17/2022.

Date

Kellie Dejoe

Affiant Signature

8/17/2022

Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 17 day of August, 2022.

A Rebecca Lower

Notary's Signature

My Commission Expires: 02/12/2024

Date

Notary's Seal (if on paper)

Commonwealth of Pennsylvania
NOTARIAL SEAL
A Rebecca Lower, Notary Public
Allegheny County
My Commission Expires 02/12/2024