THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills, Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 936716 DEEDQC
11/01/2022 03:44:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20221101-0118075

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2022.

Notary Public

My Commission Expires: _____

ASHLEY SCHADD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan A. Miller 1147 Crater Hill Nashville, TN 37215	New Owner	144060020.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Millworks, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Ryan A. Miller, a married man** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the plan of Section One, Chickering Park, of record in Book 2330, Page 159 as amended in Book 4249, Page 292, Register's Office for said County.

Said Lot No. 16, which is a corner lot, fronts 303.6 feet on the Northwesterly margin of Chickering Park Drive and fronts 175.23 feet on the Southwesterly margin of Crater Hill Road, said frontages being joined by a curve having a length of 37.56 feet, and extends back 387.4 feet on the broken Northwesterly line and 286.88 feet on the broken Southwesterly line. Said line located on the Northeasterly margin of Ridgewood Drive formerly Forest Hills Drive and connecting to the said Northwesterly margin of Chickering Park Drive by a curve with the length of 39.27 feet.

Being the same property conveyed to Millworks, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Elie J. Ghanem, A Single Person, of record in Instrument No. 20210621-0083063, in the Register's Office of Davidson County, Tennessee, dated June 18, 2021 and recorded on June 21, 2021.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31 day of October, 2022.

Millworks, LLC, a Tennessee limited liability company

By: Ryan A. Miller, Sole Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan A. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Millworks, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of October, 2022.

Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024