Karen Johnson Davidson County
Batch# 940587 DEEDQC
11/14/2022 10:53:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221114-0121178

QUITCLAIM DEED

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street
Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Elizabeth Williams 4864 Myra Drive Hermitage, TN 37076	Rocket Loans 1274 Liberty St., 2nd Floor Detroit, MI 48226	087 09 0 076.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled Elizabeth Miller v. Benjamin Miller, Davidson County Fourth Circuit Court, No. 22D-417, and the actual consideration given for the transfer is $0.00. This conveyance is made pursuant to T.C.A. §67-4-409(a)(3)(E); therefore, no transfer tax is due and payable for the recordation of this instrument.

Affiant

SUBSCRIBED AND SWORN TO before me this 25th day of October, 2022.

Notary Public

My Commission Expires: 8-8-26

SAM MILLER
Notary Public, State of Ohio
My Commission Expires
08/08/2026

WHEREAS, Benjamin Miller ("Grantor") and Elizabeth Williams (formerly Elizabeth Miller) ("Grantee") were married but recently finalized their divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Elizabeth Miller v. Benjamin Miller, Davidson County Fourth Circuit Court, No. 22D-417; and

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Benjamin Miller, the Grantor, does hereby convey, remise, release and forever quitclaim unto Elizabeth Williams (formerly Elizabeth Miller), the Grantee, her heirs and assigns, all of his legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

Land in Davidson County, Tennessee, being all of Lot No. 21, Final Plat of New Hope Estates, Phase One, as the same appears on survey and plat of record in Plat Book 9700, page 319, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Benjamin Miller and Elizabeth Miller, husband and wife, by Warranty Deed dated March 30, 2018, recorded April 3, 2018, of record at Instrument No. 20180403-0031019, Register's Office for Davidson County, Tennessee.

This is improved property located at: 4864 Myra Drive, Nashville, TN 37076.

This conveyance is made subject to 1) all applicable zoning ordinances; 2) utility, sewer, drainage and other easements of record; 3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 4) building restrictions; and 5) other matters of public record.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 25 day of Oct., 2022.

BENJAMIN MILLER

STATE OF Ohio)
COUNTY OF Franklin)

BENJAMIN MILLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of October, 2022.

Notary Public

My commission expires: 8-8-26

SAM MILLER
Notary Public, State of Ohio
My Commission Expires
08/08/2026