Karen Johnson Davidson County
Batch# 975465 DEEDQC
03/01/2023 09:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230301-0014429

Prepared from information submitted by the parties without opinion of title or survey by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL #
Katherine Miles 820 N. Dupont Madison, Tennessee 37115	Same as new owner	Map 43-6 Parcel 241.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: For and in consideration of love and affection, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, **Sherry D. Keith,** quitclaim and convey to **Katherine Miles** all of my right, title and interest in and to the following real property, described in the language of the prior deed as follows:

> BEING northeast 106 feet by 175 feet of Tract 14, Lot 20, described by survey of Wayne S. Cooper, dated September 21, 1967, as follows:
>
> BEGINNING at a point in the northeasterly margin of Nix Drive and common corner with C. A. Head at a point 549.2 feet from the intersection of Nix Drive and Roosevelt Avenue; thence N. 86° 50′ E. 175 feet to an iron pin; thence S. 2°30′ E. 106 feet to iron pin, same being corner of Dunkin property and property retained by T. M. Watts; thence S 86° 50′ W 175 feet to an iron pin and margin of Nix Drive; thence with the margin of Nix Drive 2° 30′ W. 106 feet to the point of beginning.
>
> BEING the same property conveyed to Jerry Miles by quitclaim deed from Madison Free Will Baptist, of record as Instrument 20050415-0042244, Register's Office for Davidson County, Tennessee. The said Jerry Miles died intestate on December 12, 2020, survived by his wife Katherine Miles and having had four children during his life: Terry Love Miles, Sherry D. Keith, Teddy William Miles, and Jerry Wendell Miles. Terry Love Miles and Sherry D. Keith survived him. Jerry Wendell Miles predeceased him on 12/24/1993, survived by Aneesa Miles and Jerrilynn Reed. Teddy William Miles predeceased him on 8/22/2010, survived by Patricia Ritter and Stephanie Miles.

This is a quitclaim deed and the property is conveyed subject to all matters appearing of record or otherwise affecting the property, including but not limited to such matters as may appear on the Plat of Watts Wood Subdivision of record in Book 4060, Page 185, said Register's Office.

This is unimproved property known as 0 Nix Drive, Madison, Tennessee 37115.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, regulations or covenants affecting the lawful use of the property, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor this date: 4/27/22

Sherry D. Keith

Sherry D. Keith

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, the within named Sherry D. Keith, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 4/27/22

Commission expires: March 3, 2025 Alisa V. Armstrong

Notary Public

ALISA V. ARMSTRONG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0-.

Affiant

Sworn to and subscribed before me this date: 4/27/22

Commission Expires: ~~March 3, 2025~~ 07-09-2024

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202303010014429

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 27TH day of April 2022, ~~2023.~~

Date: 3-1-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 1ST day of MARCH, 2023.

My commission expires 7/9/2024.

