Karen Johnson Davidson County
Batch# 979343 DEEDWARR
03/10/2023 02:12:30 PM 5 pgs
Fees: $28.00 Taxes: $1,073.00
20230310-0017578

Commitment Number: ITA2380TN

After Recording, Send To:
QUANTAVIUS M. POOLE
1618 6TH AVE N
NASHVILLE, TN 37208

This instrument was prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

New Property Owner/Mail Tax Statements To:
QUANTAVIUS M. POOLE, 1618 6TH AVE N, NASHVILLE, TN 37208

PARCEL IDENTIFICATION NUMBER: 081 08 0 501.00

GENERAL WARRANTY DEED

Ronald O. Miller, Trustee of The Ronald O. and Maxine W. Miller Living Trust (Share H) dated 8/10/2012 and **Maxine W. Miller, Trustee of The Ronald O. and Maxine W. Miller Living Trust (Share H) dated 8/10/2012,** ("Grantor"), of **905 Villa Place, NASHVILLE, TN 37212**, for and in consideration of $290,000.00 (Two Hundred Ninety Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **QUANTAVIUS M. POOLE**, ("Grantee"), single, whose tax mailing address is **1618 6TH AVE N, NASHVILLE, TN 37208**, the following described real estate:

BEING THE SOUTHERLY HALF OF LOT NO. 145 ON THE PLAN OF THE NORTH NASHVILLE REAL ESTATE PROPERTY AS OF RECORD IN BOOK 21, PAGE 105, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 145 FRONTS 25 FEET OF THE EASTERLY SIDE OF 6TH AVENUE NORTH, FORMERLY HIGH STREET, AND RUNS BACK BETWEEN PARALLEL LINES 182 FEET, MORE OR LESS, TO AN ALLEY.

Executed by the undersigned on March 9, 2023:

Ronald O. Miller, Trustee of The Ronald O. and Maxine W. Miller Living Trust (Share H) dated 8/10/2017

Ronald O. Miller, Trustee of The Ronald O. and Maxine W. Miller Living Trust (Share H) dated 8/10/2017

Maxine W. Miller, Trustee of the Ronald O. Miller and Maxine W. Miller Living Trust (Share H) dated 8/10/2017

Maxine W. Miller, Trustee of The Ronald O. and Maxine W. Miller Living Trust (Share H) dated 8/10/2017

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Ronald O. Miller** and **Maxine W. Miller,** personally known to me, or has produced TN Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 9th day of March, 2023.

Notary Public

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON 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 or value of the property transferred, whichever is greater is $ 290,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 9th day of March, 2023.

Ronald O. Miller, Trustee Maxine W. Miller Trustee

Affiant

Ronald O. Miller, Trustee Maxine W. Miller Trustee

Print Name

(Seal)

Notary Public

My commission expires:

01/06/2025

Tressie M. Lewis

Print Name

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

SAID PART OF LOT NO. 145 FRONTS 25 FEET OF THE EASTERLY SIDE OF 6TH AVENUE NORTH, FORMERLY HIGH STREET, AND RUNS BACK BETWEEN PARALLEL LINES 182 FEET, MORE OR LESS, TO AN ALLEY.

Property Address is: 1618 6TH AVE N, NASHVILLE, TN 37208

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded as Instrument No. 20170815-0083676 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 081 08 0 501.00

Subject to the following restrictions: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Tennessee Certification of Elctronic Document

I, Christina Wilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 3/9/2023 (date of document).

Affiant Signature

3/10/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of March, 2023

Notary's Signature

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

MY COMMISSION EXPIRES: 1/11/2026

NOTARY'S SEAL