Karen Johnson Davidson County
Batch# 982925 DEEDQC
03/21/2023 01:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230321-0020457

Recordation Requested By/Return to:
ENTRUST TITLE GROUP, INC.
12545 W BURLEIGH ROAD, SUITE 3
BROOKFIELD, WI 53005
File No. TN32275

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A,
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
CHARLES MILLER JR	CHARLES MILLER JR	071-15-0-350-00
1204 STOCKELL ST NASHVILLE, TN 37207	1204 STOCKELL ST NASHVILLE, TN 37207	

Executed this 13 day of MARCH 2023.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **CHARLES MILLER, ALSO KNOWN AS CHARLES MILLER JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **CHARLES MILLER JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO 92 ON THE PLAN OF BENEDICT LAND COMPANY'S SUBDIVISION OF RECORD IN BOOK 332, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO 92 FRONTS 50 FEET ON THE WESTERLY SIDE OF STOCKELL STREET AND RUNS BACK BETWEEN LINES 175.5 FEET, MORE OR LESS, TO AN ALLEY, MEASURING 50 FEET THEREON.

Being the same property conveyed to Charles Miller Jr, unmarried by Re-Recorded Deed from Jay R Wilfong, unmarried of record as Instrument No. 20020718-0086769 in the Register's Office for Davidson County, Tennessee, dated March 2, 2001 and recorded on July 18, 2002.

Property known as, 1204 STOCKELL ST , NASHVILLE, TN 37207

This instrument was prepared without the benefit of a title examination.

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

Witness my hand this 13TH day of MARCH, 2023.

Charles Miller A/K/A Charles Miller Jr.
CHARLES MILLER, A/K/A CHARLES MILLER JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, DENISE DELOZIER, NOTARY PUBLIC of the state and county mentioned, personally appeared **CHARLES MILLER, A/K/A CHARLES MILLER JR.,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
Printed Name: DENISE DELOZIER
My Commission Expires: JULY 26, 2025

VALUATION AFFIDAVIT

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 .

Charles Miller Jr
Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Subscribed and sworn before me this the 13th day of MARCH, 2023.

Notary Public DENISE DELOZIER
My commission expires: JULY 26, 2025

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, Jessica Porubcan, 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 03/13/2023 (date of document).

Affiant Signature

03/21/2023
Date

State of Wisconsin

County of Waukesha

Sworn to and subscribed before me this 21st day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-25

NOTARY'S SEAL

JEFFERY D. OILER
NOTARY
PUBLIC
STATE OF WISCONSIN