Karen Johnson Davidson County
Batch# 1007952 DEEDQC
05/26/2023 08:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230526-0039689

QUITCLAIM DEED

STATE OF Tennessee }
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me
This 25th day of May, 2023.

Notary Public

My Commission Expires: _____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Annie B. Miller **1751 E 85TH ST** **Chicago, IL 60617**	**New Owner**	**091 04 0 055.00** **091 08 0 127.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Annie B. Miller,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Annie B. Miller and Dr. Carolyn M. Miller, EdD-Phd, as joint tenants with right of survivorship** (hereinafter referred to as "Grantees"), all of her interest in the following described parcels of real estate located in Davidson County, Tennessee:

PARCEL I:

Being Lots Numbers Twenty (20), Twenty One (21), Twenty Two (22) and Twenty Three (23) of the Subdivision of Lots 25 and 26 of the County Lands, a plan of which is of record in Book 161, Page 169, Register's Office for Davidson County, Tennessee, said Lots front Fifty (50) feet each on the West side of Gulch Avenue and extend back Westwardly between parallel lines and with the South Margin of Phillips Street One Hundred and Twenty Five (125) feet to an alley and measures each Fifty (50) feet on said alley.

This is unimproved real property commonly known as 1023 Gulch Street, Nashville, Tennessee 37208.

This is the same legal description found in the last Instrument of record.

PARCEL II:

Lots Nos. 32 through 38 inclusive on the Plan of the Subdivision of Lots No. 25 and 26 of the County Lands as of record in Book 1615, Page 169, Register's Office for Davidson County, Tennessee.

This is unimproved real property commonly known 0 Gulch Street, Nashville, Tennessee 37208.

This is the same legal description found in the last Instrument of record.

Being the same properties conveyed to Annie B. Miller by Second Amended Default Judgement Order in the Chancery Court for Davidson County Tennessee, of record in Instrument No. 20160511-0046950, said Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 25 day of May 2023.

GRANTOR:

Annie B. Miller

Annie B. Miller

STATE OF ~~TENNESSEE~~ Illinois}
COUNTY OF ~~DAVIDSON~~ Cook}

On this 25 day of May, in the year 2023, before me the undersigned, personally appeared Annie B. Miller, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 25 day of MAY, 2023.

Marnetta Denise Evans Phelps
Notary Public

My Commission Expires: 11/04/2025

MARNETTA DENISE EVANS PHELPS
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 4, 2025

Certificate of Authenticity

I, Robert J. Notestine, III, do herby 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 5/25/2023.

AFFIANT SIGNATURE

5/25/2023
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 25th day of May, 2023.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026