Karen Johnson Davidson County
Batch# 1023471 DEEDQC
07/06/2023 04:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230706-0051810

QUITCLAIM DEED

STATE OF FLORIDA }
COUNTY OF ORANGE }

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

Affiant

Subscribed and sworn to before me
This 20 day of ~~May~~ JUNE, 2023.

Notary Public

Notary Public State of Florida
Jeffrey D Kaplan
My Commission
HH 236191
Exp. 4/8/2026

My Commission Expires: 04/08/2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Studio I, GP 2206 21st Ave S. Nashville, TN 37212	New Owner	105 16 0 279.00

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, **1912 Seminole Ave Irrevocable Trust**, (hereinafter referred to as "Grantors") does hereby quitclaim and convey unto **Studio I GP, a Tennessee General Partnership** (hereinafter referred to as "Grantee"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee:

> **Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Corinne Place Resubdivision, as of Record Book 3700, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Said Lot No. 3 fronts 50 feet on the northeasterly side of Seminole Avenue and extends back 142.71 feet on the**

northwesterly line and 109.16 feet on the southeasterly line to the southwesterly margin of Dunn Avenue, measuring 60.21 feet thereon.

This conveyance is made subject to a 30-foot building setback line from Seminole Avenue and from Dunn Avenue and conditions of owner's certificate, as shown on plan of record in Book 3700, Page 43, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1912 Seminole Ave Irrevocable Trust, by Quitclaim Deed from Dorothy Miller, of record in Instrument No. 202009020099635, said Register's Office of Davidson County, Tennessee.

Affidavits of Heirship as evidence of an interest in Dorothy Miller are recorded in Instrument No. 20230621-0047098, and Instrument No. 20230621-0047095, Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 1912 Seminole Avenue, Nashville, Tennessee 37112.

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

Roger Ryan Miller has executed this deed as Successor Trustee pursuant to the 1912 Seminole Ave Irrevocable Trust Agreement dated August 25, 2020.

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

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IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 20 day of June 2023.

GRANTOR: 1912 Seminole Ave Irrevocable Trust

Roger Miller
Roger Ryan Miller, Successor Trustee

STATE OF FL }
COUNTY OF ORANGE }

Before me, the undersigned of the state and county mentioned, personally appeared, **Roger Ryan Miller, Successor Trustee of 1912 Seminole Ave Irrevocable Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Successor Trustee of 1912 Seminole Ave Irrevocable Trust**, and as such **Successor Trustee,** acknowledged the he is authorized to execute the foregoing instrument on behalf of **1912 Seminole Ave Irrevocable Trust,** the within named bargainor, and that he as such **Successor Trustee,** executed the foregoing instrument for the purpose therein contained, by signing the name **Roger Ryan Miller, Successor Trustee.**

WITNESS my hand and official seal at ORLANDO, FLORIDA, this 20 day of JUNE, **2023.**

Notary Public State of Florida
Jeffrey D Kaplan
My Commission
HH 236191
Exp. 4/8/2026

Notary Public My

Commission Expires: 04/08/2026

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 06/20/2023.

Robert J. Notestine, III
AFFIANT SIGNATURE

07/06/2023
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 6th day of July, 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