QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1035603 **DEEDQC**
08/07/2023 03 15 35 PM 2 pgs
Fees $12 00 Taxes $0 00

20230807-0061147

Y-BMR-22-210

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 THE 2nd DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
John Elton Dill and Caitlin Marie Miller	**NEW OWNER**	
(NAME)	(NAME)	**117-13-0B-116 00-CO**
210 Kensington Park,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN ELTON DILL,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOHN ELTON DILL, AS TO AN 80% INTEREST, AND CAITLIN MARIE MILLER, AS TO A 20% INTEREST, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 210 on the Plan of Phase One of Abbottsford, a Planned Unit Development, of record in Book 6250, pages 419 through 421, inclusive, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof

Being the same property conveyed to John Elton Dill by Warranty deed from Ruth C McGriff, Trustee of The McGriff Joint Revocable Living Trust Agreement U/A/D Oct 02, 2000 and Ruth C McGriff Trustee of the Ruth C Mcgriff Revocable Survivors Trust dated October 2, 2000 and Ruth C McGriff, Trustee of the James E McGriff, M D Irrevocable Decedent's Trust dated December 5, 2018 of record in Instrument Number 20220317-0031309, Register's Office for Davidson County, Tennessee, dated March 14, 2022 and recorded on March 17, 2022

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **210 Kensington Park, Nashville, Tennessee 37215**

Witness my/our hand(s) this the 2nd day of August, 2023

John Elton Dill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ELTON DILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 2nd of August, 2023

Notary Public
My Commission Expires 09.07.26
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212