STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Shelly Miller, Affiant
Subscribed and sworn before me this the
8 Day of August, 2023.
Notary Public, Deputy Register

This transfer is exempt from the Tennessee real estate recording tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(G).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $_____.

_____
Affiant

Subscribed and sworn to before me this _____ day of _____, 2023.

_____
Notary Public

My Commission Expires: _____

This instrument was prepared by:
Eric E. Rogers, Esq.
P. O. Box 58041
Nashville, Tennessee 37205-8041

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
SHELLY A. MILLER & DARIN S COYLE **3240 River Walk Drive** **Nashville, Tennessee 37214**	**SHELLY A. MILLER** **3240 River Walk Drive** **Nashville, Tennessee 37214**	085 12 0A 010.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Shelly A. Miller, Successor Trustee of The Betty L. Rogers Revocable Living Trust of September 6, 2006, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Shelly A. Miller, a one-half (½) undivided interest, and Darin S. Coyle, a one-half (½) undivided interest, as tenants-in-common, their successors and assigns, the entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 12 on the Plan of River's Edge, Section Two, Jackson's Downs, Phase Two as of record in Plat Book 9700, Page 414, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Subject to Plan of record in Plat Book 9700, Page 41, Register's Office for Davidson County, Tennessee.

Restrictive Covenants and By-Laws of record in Deed Book 9280, Page 334, and Book 11098, Page 1, and Book 11098, Page 21, Register's Office of said county.

Easement of record in Deed Book 9857, Page 77, Register's Office of said county.

Subject to Boundary Plat plan of record in Deed Book 7900, Page 556, Register's Office of said county.

BEING the same land conveyed to Betty L. Rogers, Trustee, and her successors-in-trust, of The Betty L. Rogers Revocable Living Trust of September 6, 2006, from Betty L. Rogers, by Quit Claim Deed dated December 14m, 2011, of record as Instrument Number 20111222-0099938 in the Register's Office for Davidson County, Tennessee.

THIS is improved property known as: 3240 River Walk Drive, Nashville, Tennessee 37214.

Karen Johnson Davidson County
Batch# 1035752 DEEDQC
08/08/2023 10:30:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230808-0061347

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 8 day of August, 2023.

Shelly A. Miller Successor Trustee

Shelly A. Miller, Successor Trustee
The Betty L. Rogers Revocable Living Trust

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shelly A. Miller, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in her representative capactiy for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 8 day of August, 2023.

Notary Public

My Commission Expires: My Commission Expires January 6, 2025

MAGDALENE HUMPHREVILLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this menttimely may jeopardize your rights to the property.