Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Joel E. Miller and Pamela D. Roberts, Trustees 1431 Pacific Highway #510 San Diego, CA 92101	New Owner	093-06-1J-031.00-C

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

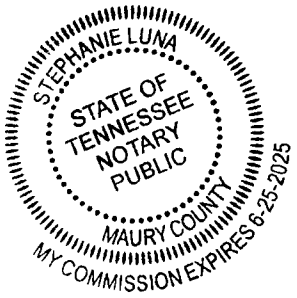
STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 30 day of July, 2023.

Notary Public

My Commission Expires: 6/25/25
(Affix Seal)



Karen Johnson Davidson County
Batch# 1040981 DEEDQC
08/22/2023 08:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230822-0065290

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Joel Eric Miller and Pamela Davette Roberts, husband and wife**, hereinafter referred to as the Grantor, hereby quitclaims unto **Joel E. Miller and Pamela D. Roberts, Trustees of the Miller-Roberts Trust dated June 12, 2023**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1114, together with the appurtenant interest in the common elements of Viridian, a Condominium, a horizontal property regime established by a Master Deed, of record in Instrument No. 20061004-0122833; as amended in Instrument No. 20061004-0122834; Instrument No. 20070711-0082578; Instrument No. 20100616-0046702; Instrument No. 20111006-0077592; Instrument No. 20120802-0068536; and Instrument No. 20140128-0007721, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel Eric Miller and Pamela Davette Roberts, husband and wife, by Warranty Deed from Mike Ladouceur and Penny Ladouceur, husband and wife, of record in Instrument No. 20201113-0134277, Register's Office for Davidson County, Tennessee, dated November 12, 2020 and recorded on November 13, 2020.

This is Improved property known as: **415 Church St. Apt. 1114, Nashville, TN 37219.**

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

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed specifically for this conveyance and Momentum Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 30th day of July, 2023.

GRANTOR:

Joel Eric Miller

Pamela Davette Roberts

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joel Eric Miller and Pamela Davette Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 30th day of July, 2023.

CARLY JOHNSON
Commission No. 2434227
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires January 14, 2027

Notary Public
My Commission Expires: January 14, 2027

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/30/23 (date of document).

Emma Howard

Affiant Signature

Date: 7/30/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of July, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM