Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Avenue, Suite 801
Memphis, TN 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 1068498 DEEDQC
11/03/2023 01:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231103-0086307

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Etta C. Carter n/k/a Etta Carter Brenner,** a married person, "Grantor," conveys and quitclaims unto **Jeffrey W. Miller**, an unmarried person, "Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 14 River Glen, Planned Unit Development, Phase III, Section 1, a plat of record filed at Instrument No. 20011207-0135041, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Grantor by Deed of record in Instrument No. 20140106-0000974 and as corrected in Instrument No. 20230105-0000974, both in the Register's Office of Davidson County, Tennessee

Granter avers that the subject property does not constitute her marital homestead.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees," respectively, if more than one person or entity be referred to, and pronouns shall be construed as having the applicable gender and number according to the context hereof.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

WITNESS the Grantor's hand on this 29 day of October 2023.

Etta C. Carter n/k/a Etta Carter Brenner

Etta C. Carter n/k/a Etta Carter Brenner

STATE OF Georgia
COUNTY OF Peach

On this 29 day of October 2023, before me personally Etta C. Carter n/k/a Etta C. Carter -Brenner, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 29 day of Oct. 2023.

Gayle K. Borah
Notary Signature
My commission expires: 11-14-26

Gayle K Borah
Notary Public
Peach County, Georgia
My Commission Expires 11/14/2026

Property Address: 3341 Penn Meade Way Nashville, TN 37214 Name and Address of New Owner: Jeffrey W. Miller 3341 Penn Meade Way Nashville, TN 37214 Send Tax Bills To: Jeffrey W. Miller 3341 Penn Meade Way Nashville, TN 37214 Parcel I.D. Number: 052 13 0B 205.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00 AFFIANT Subscribed and sworn to before me this 31 day of OCTOBER, 2023. NOTARY PUBLIC Commission expires:

JOSEPH CARROLL
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-06-26

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on October 29th, 2023 (date of document).

Affiant Signature

November 3rd, 2023
Date

State of TENNESSEE

County of SHELBY

Sworn to and subscribed before me this 3rd day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2/7/2027

NOTARY'S SEAL

