This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste. 125
Nashville, TN 37211

ADDRESS NEW OWNER AS:

Phyllis Marie Miller
209 Haywood Lane
Nashville, TN 37211

SEND TAX BILLS TO:

SAME AS ADDRESSEE

Karen Johnson
Batch # 1114509
03/25/2024 09:55:54 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240325-0020381

Map & Parcel: 148-10-0-118.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Phyllis M. Miller, unmarried

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Phyllis M. Miller, Brian Earl Miller, and Stephanie Gayle Smith as Joint Tenants with Rights of Survivorship

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Putnam County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee Being Lot No. 112 on the Map of Blanchard Heights, Section I, of record in Book 2663, page 62 and 63 Register's Office of Davidson County, Tennessee, as follows:

Said Lot 112 fronts 88 feet on the southerly side of Haywood Lane and runs back between lines 160 feet on the westerly line and 327 feet on the easterly line to a dead line in the rear on which it measures 192.9 feet.

Being the same property conveyed to Phyllis M. Miller by Quitclaim Deed from James E. Miller dated August 20th, 1985 and filed for record in Book 6639, page 687 Register's Office of Davidson County, Tennessee.

Included in the above description but expressly excluded from this conveyance is as follows:

Right of Way Acquisition

A Tract of land in the first civil district of Metropolitan Nashville-Davidson County, Tennessee, being the proposed right of way acquisition for the widening of Haywood Lane, and being more particularly described as follows:
Beginning at a point on the present south right of way of Haywood Lane, 30 feet from its center line, at the northwest corner of lot No. 112, Blanchard Heights as recorded in Plat book 2663, page 63 the property of Phyllis M. Miller as recorded in Book 6639, page 687 Register's office of Davidson County, Tennessee; thence with the present south right of way line of Haywood Lane S 77"49'49" E, 11.10 feet; thence S 77"47'48" E 76.97 feet; thence with the common line between Lots 112 and 113 Blanchard Heights S 12"12'12" W 19.61 feet; thence with the proposed right of way of Haywood Lane, a line severing lot 112 N 76"22'45" W 88.09 feet; thence with the common line between lots 111 and 112, N 12"10'23" E, 17.42 feet to the point of beginning and containing 1631 square feet or .037 acres more or less.
Tract is a portion of lot 112 Blanchard Heights as recorded in plat book 2663, page 63 and the property of Phyllis M. Miller as recorded in Book 6639, page 687 Register's Office of Davidson County, Tennessee.

Temporary Construction Easement

A temporary construction easement across land in the first civil district of Metropolitan Nashville- Davidson County Tennessee lying on the north side of Haywood Lane, and being more particularly described as follows:
Beginning at a point on the proposed southerly right of way line of Haywood Lane on the common line between lots 111 and 112 Blanchard Heights subdivision as record in Book 2663, page 63 register's Office of Davidson County, Tennessee; thence, with said proposed right of way line S 76"22'45" E 88.09 feet; thence with the common lot line between 112 and 113 Blanchard Heights S 12"12'12" W13 feet, thence; with a line severing lot 112, N 76"22'45" W, 29.97 feet, thence: N 73"20'08" W 58.27 feet: thence, with common lot line between lots 111 and 1112 Blanchard Heights N 12"10'23" E 9.91 feet to the point of beginning and contains 1055 square feet or 0.024 of an acre more or less.
This easement crosses Lot 112 Blanchard heights Subdivision as recorded in Book 2663, page 63 the property of Phyllis M. Miller as recorded in Book 6639, page 687 Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Deed from Phyllis M. Miller, unmarried dated July 19th, 1994 and filed for record in Book 9412, page 183 Register's Office of Davidson County, Tennessee.

Witnessed our hand and date this 14 day of March 2024

Phyllis M. Miller

Phyllis M. Miller

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Phyllis M. Miller with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 14 day of March, 2024.

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 6-23-25

STATE of TENNESSEE
COUNTY of Davidson

The actual consideration for this transfer is $ 0.

Affiant

Sworn to and subscribed to before me this 14 day of March, 2024.

My commission expires: 6-23-25

Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD