Karen Johnson Davidson County
Batch# 1116780 DEEDQC
04/01/2024 09:46:30 AM 4 pgs
Fees: $23.00 Taxes: $6,660.00
20240401-0022123

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox, PLLC
3811 Bedford Avenue
Suite 205
Nashville, TN 37215
(615) 383-4429

Yefim Kravets
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KR6088174
Qualified in Kings County
My Commission Expires March 03, 2027

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ New York

The actual consideration for ~~this~~ transfer is: $1,800,000.00.

Affiant

Subscribed and sworn to before me, this 28 day of March, 2024.

Notary Public

My Commission Expires: 03/03/2027

3868

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adam Y. Zentner, Trustee P.O. Box 15387 Lenexa, KS 66285	New Owner P.O. Box 15387 Lenexa, KS 66285	Map and Parcel No.: 11610000400

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **VAUGHN MILLETTE, married** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **ADAM Y. ZENTNER, TRUSTEE OF THE BERRY HILL TRUST u/a/d March 21, 2024,** its successors and assigns, all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

This is improved property known as 221 Evelyn Avenue, Nashville, Tennessee, 37205.

Amy Millette, spouse of Grantor, joins in the execution of this instrument in order to convey any marital interest that she holds in the subject property.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28 day of March, 2024.

GRANTORS:

VAUGHN MILLETTE

AMY MILLETTE

STATE OF NEW YORK

COUNTY OF New York

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Vaughn Millette and Amy Millette, the bargainors, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in New York, New York, this the 28 day of March, 2024.

Notary Public

My Commission Expires: 0303 2027

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 and the southerly part of Lot No. 3 on the Map of Deerfield, of record in Book 547, pages 191 and 192, Register's Office for said County.

Said lot and part of lot adjoin and front together 125 feet on the westerly side of Evelyn Avenue and run back between lines, 220.3 feet on the southerly line of Lot No. 2, and 220 feet more or less on the northerly line of part of Lot No. 3, to a dead line on which they measure 135 feet.

Being the same property conveyed to Vaughn Millette and Amy Millette, husband and wife, by deed dated May 14, 2019 from James H. Cheek, IV, and Lisa B. Cheek, husband and wife, of record in Instrument No. 20190515-0045702, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 19, 2023 of record in Instrument No. 20230929-0076592, Register's Office for Davidson County, Tennessee, Vaughn Millette and Amy Millette, husband and wife, conveyed subject property to 508 LLC, a Delaware limited liability company. By Quitclaim Deed dated March 28, 2024, of record in Instrument No. 202404010022122, Register's Office for Davidson County, Tennessee, 508, LLC conveyed subject property to Vaughn Millette, married.

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/28/24 (date of document).

Affiant Signature

3/28/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of March, 2024

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY