This instrument was prepared by:
Foundation Title & Escrow
123-A Center Pointe Drive
Clarksville, TN 37040

Send Tax Bill &
New Property Owner-Name and Address:
Mariah Kelli Miller
4000 Anderson Rd., Unit 37
Nashville, TN 37217

Karen Johnson Davidson County
Batch # 1132364 DEEDQC
05/08/2024 10:50:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240508-0033882

Tax Map & Parcel No. 136-03-0A-037.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other good and valuable consideration, I, **Alexander Miller**, Grantor, transfer and convey by QUITCLAIM unto the Grantee, **Mariah Kelli Miller,** her heirs, successors and assigns forever, all of the Grantor's right, title, and interest in a certain tract and parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Townhouse No. 37, Building 6, on the Plan of Phase I, Condominium Townhouses, Priest Lake Park, of record in Book 4480, Page 88, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mariah Kelli Miller and Alexander Miller, wife and husband, by Warranty Deed from Julius Sloss and wife, Taryn Sloss, dated February 24, 2021 and recorded March 1, 2021 in Instrument No. 20210301-0025823, Register's Office for Davidson County, Tennessee.

This property is known as: 4000 Anderson Rd., Unit 37, Nashville, TN 37217.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND THE PROPERTY DESCRIPTION HEREIN WAS FURNISHED BY GRANTEE AND IS NOT THE RESPONSIBILITY OF THE ATTORNEY PREPARING THE DEED.

THE ATTORNEY PREPARING THE DEED IS THE DRAFTSMAN ONLY OF THE DOCUMENT AND IS NOT THE PERSON RESPONSIBLE FOR CLOSING THIS TRANSACTION AND THE PARTIES AGREE THAT THE DRAFTSMAN WILL NOT BE CONSTRUED AS A PERSON REQUIRED TO REPORT THIS TRANSACTION UNDER IRS §5064(E) OR OTHER APPLICABLE LAW(S).

IN WITNESS WHEREOF, Grantor has hereunto affixed his signature on this the 8 day of May, 2024.

Alexander Miller

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Alexander Miller**, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, this the 8 day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 07/15/2026

JEFFREY A. BENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated 67-4-409 (a)(6)(A), the undersigned being Grantee, Grantee's agent, or a trustee acting for Grantee, after being duly sworn, makes oath that the actual consideration for the transfer or the value of the interest in the property transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED TO BEFORE ME, this the 8 day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 07/15/2026

JEFFREY A. BENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY