Karen Johnson Davidson County
Batch# 1133460 DEEDQC
05/10/2024 01:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240510-0034628

# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kasey W. Miller<br>Angela R. Miller | Same | **MAP & PARCEL**<br>085-11-0-053.00 |
| 3046 Jenry Drive<br>Nashville, TN 37214 | Same | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kasey W. Miller**, a married man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO, **Angela R. Miller**, HEREINAFTER CALLED GRANTEE(S), one-half of my ownership interest in A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED BELOW, TO-WIT TO GRANTEE, THEIR HEIRS, SUCCESSORS AND ASSIGNS. **Upon this transfer of one half of my ownership interest in the Property to Angela R. Miller, the Property shall be titled as follows: Kasey W. Miller and Angela R. Miller, husband and wife.**

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Stanford Country Club Estates, Section III, of record in Book 2900, Page 67, 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 by deed from DAVID LYNN KREIS and wife, EMILY D. KREIS, to NORMAN W. MILLER and wife, JOYCE B. MILLER, dated April 14, 1967, of record in Book 4120, Page 919, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from NORMAN WAYNE MILLER to JOYCE ANN MILLER, dated February 5, 1990, of record in Book 8041, Page 514, said Register's Office, pursuant to Final Decree of Divorce, Docket No. 88D-981, Fourth Circuit of Davidson County, Tennessee.

Being the same property conveyed by Estate Quitclaim Deed from KASEY W. MILLER, as Personal Representative of the Estate of Joyce A. Miller, deceased, to KASEY W. MILLER, dated May 5, 2023 of record in Instrument No. 20230509-0034408, Register's Office for Davidson County, Tennessee.

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

Witness my/our hand(s) this 10th day of May 2024.

GRANTOR:

Kasey W Miller

KASEY W. MILLER

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this the 10 day of MAY, 2024, before me personally appeared Kasey W. Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Holly Ray, 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 05/10/2024.

Date

Holly Ray

Affiant Signature

05/10/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of May, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

