Karen Johnson Davidson County
Batch # 1136404 DEEDQC
05/17/2024 02:31:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240517-0036877

This document prepared by: T.J. Cross-Jones, Attorney
4979 Lebanon Pike, Ste. C
Old Hickory, Tennessee 37138
(615) 244-0095

From informatic
Preparer makes ;

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map Parcel Nos.
David Miller, Jr.	Same	087-09-0-33
4637 Forest Ridge Dr.		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of no money, but to comply with a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, in its case _____, styled "*David Miller Jr., v. Cynthia Miller*", and other good and valuable consideration, I, **CYNTHIA MILLER**, by these presents do hereby quitclaim and convey unto **DAVID MILLER, JR.,** my ex-husband and single person, his successors and assigns, all my right, title and interest in and to the following tract of land:

BEING a parcel of land situated in Davidson County, State of Tennessee:

BEING Lot 205A on the Plan of Valley Grove Zone Lot Division of Lots of 108, 195, 196, 204, 2045 of record in Plat Book 5200, Page 769, amending Plat Book 5200, Page 606, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Malcolm B. Wiseman by Trustee's Deed from Gary B. Fisher, Trustee of record at Instrument No. 20130716-0073384, Register's Office for Davidson County, Tennessee dated July 16, 2013 and recorded on July 16, 2013.

BEING the same property conveyed to David Miller, Jr., and wife, Cynthia Miller by Warranty Deed from Malcolm B. Wiseman, of record, recorded on August 17th, 2013, in Instrument Number 20130807-0082989, Register's Office for Davidson County, Tennessee.

Subject to all governmental and/or zoning regulations, any and all easements, restrictive covenants and conditions set forth on all applicable Instruments of record, including but not limited to Plan of Record in Plat Book 5200, Page 606 and Plat Book 5200, Page 769, Restrictive Covenants of record in Book 6139, Page 439, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4637 Forest Ridge Drive, Hermitage, Tennessee 37076.

Witness my hand this 9th day of February 2024.

CYNTHIA MILLER

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Personally appeared before me, T. J. Jones, a Notary Public, in and for said County and State, CYNTHIA MILLER, the within named Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witnessed my hand and official seal on this 9th day of February, 2024.

T. J. CROSS-JONES STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/04/2027 DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1/4/2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

DAVID MILLER, JR.

Sworn to and subscribed before me this 13th day of February, 2024.

THERESA R. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 05/05/2025