RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE
2403086

This Instrument Prepared By:
Reginald Harrion, Esq.
o/b/o DeedPro
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

Karen Johnson Davidson County
Batch# 1157260 DEEDQC
07/11/2024 03:41:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240711-0052281

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Malcolm Mills, III 256 Bonnacroft Drive Hermitage, TN 37076	Malcolm Mills, III 256 Bonnacroft Drive Hermitage, TN 37076	Map/Parcel: 075-13-0-071.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Malcolm Mills, III, a single person and Malcom Mills, IV, an unmarried man by these presents do hereby quitclaim and convey unto the said Malcolm Mills, III, a single person, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to remove co-owner from title.

This is unimproved ( ) property known as 256 Bonnacroft Drive, Hermitage, TN 37076
Improved ( )

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.

Witness our hand this 5 day of July, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Malcolm Mills, III

ACKNOWLEDGMENT

STATE OF Tennessee)
SS
COUNTY OF Davidson)

Personally appeared before me, Christine Bolanis Garner, a Notary Public in and for said County and State, Malcolm Mills, III the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN this 5 day of July, A.D., 2024.

NOTARY STAMP/SEAL

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

NOTARY PUBLIC My Commission Expires
Notary Commission Expires: January 28, 2026

AFFIDAVIT OF ~~VALUE~~

STATE OF Tennessee)
SS
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (4).

Subscribed and sworn to before me this the 5 day of July, 2024

(Affix Seal)

Affiant

Notary Public

My Commission Expires: My Commission Expires January 28, 2026

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

Witness our hand this 5 day of July, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Malcom Mills, IV

Malcom Mills, IV

ACKNOWLEDGMENT

STATE OF Tennessee)
SS
COUNTY OF Davidson)

Personally appeared before me, Christine Bolanis Garner, a Notary Public in and for said County and State, Malcom Mills, IV the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville - TN this 5 day of July, A.D., 2024.

NOTARY STAMP/SEAL

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

NOTARY PUBLIC

Notary Commission Expires: My Commission Expires January 28, 2026

AFFIDAVIT OF VALUE

STATE OF Tennessee)
SS
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - ().

Subscribed and sworn to before me this the 5 day of July, 2024.

(Affix Seal)

Malcom Mills, IV
Affiant

Notary Public

My Commission Expires: My Commission Expires January 28, 2026

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 95 ON THE PLAN OF HERMITAGE HILLS, SECTION 1, OF RECORD IN BOOK 2900, PAGE 48, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

SAID LOT NO. 95 FRONTS 80.0 FEET ON THE SOUTHWESTERLY SIDE OF BONNACROFT DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 150.0 FEET.

Being the same property conveyed to Malcolm Mills, III and Malcom Mills IV by Deed from The Estate of Martha Lee Latta Mills of record in Document No. 20120530-0046791, said Register's Office.

Tennessee Certification of Electronic Document

I, Nichole Sutton, 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 7.5.24 (date of document).

Nichole Sutton
Affiant Signature

7-10-24
Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 10th day of July, 2024, by Nichole Sutton,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

L. LAWRENCE
Notary Public - California
Contra Costa County
Commission # 2392201
My Comm. Expires Jan 29, 2026

Signature