Karen Johnson Davidson County
Batch# 1189875 DEEDQC
10/04/2024 10:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241004-0077161

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Radian Title Services, 1000 GSK Drive, Suite 210, Coraopolis, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Brent Luther	Brent Luther	064 08 0A 073.00
1505 Pleasant Hollow Ln	1505 Pleasant Hollow Ln	
Old Hickory, TN 37138	Old Hickory, TN 37138	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, BRENT LUTHER, a single man and JOSHUA MILLER, a single man, hereinafter referred to as "Grantor", whose mailing address is: 1505 Pleasant Hollow Lane, Old Hickory, TN 37138, does hereby convey, transfer, remise, release, relinquish and quitclaim unto BRENT LUTHER, a single man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 1505 Pleasant Hollow Ln, Old Hickory, TN 37138, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plano f Merritt Downs, Section Three of record in Instrument No. 20040629-0076758, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Tax ID No.: 064 08 0A 073.00

BEING the same property conveyed to Brent Luther, a single man and Joshua Miller, a single man, as joint tenants with right of survivorship, by Warranty Deed from Pankaj R. Patel and Sarla Patel, husband and wife, dated October 5, 2023 and recorded on October 6, 2023, in Instrument No. 20231006-0078984, in the Office of the Register of Deeds of Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1505 Pleasant Hollow Lane, Old Hickory, TN 37138.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2 day of Oct, 2024.

BRENT LUTHER

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that BRENT LUTHER, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 2 day of Oct, 2024.

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

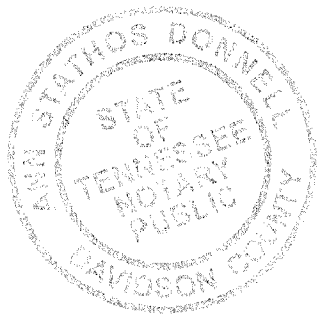
IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25 day of Sept, 2024.

JOSHUA MILLER

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JOSHUA MILLER, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 25 day of Sept, 2024.

Notary Public
My Commission expires: 07/03/28



VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

BRENT LUTHER

Subscribed and sworn to before me this 2 day of Oct, 2024

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Bryan Gutierrez, 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 9/25/2024 (date of document).

Bryan Gutierrez
Affiant Signature

10/4/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 4 day of OCTOBER, 2024.

BS
Notary's Signature Brynn Law

MY COMMISSION EXPIRES: 11-22-26

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Brynn Law, Notary Public
Beaver County
My commission expires November 22, 2026
Commission number 1429737