RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTL-27191-24

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1226214 DEEDQC
01/14/2025 09:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250114-0002798

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $. 0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2025

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Michael Miller 1605 Boxwood Drive Nashville, TN 37211	Same as Address of New Owner	172-03-0C-027-00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Steven Michael Miller, a married man,** hereinafter called the Grantor, has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Steven Michael Miller and Valentina Minina, husband and wife** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Final Plat, The Woodlands, Phase 3-A, of record in Instrument #20220706-0078096, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sunnybrook Investment Company, LLC, a Tennessee limited liability company, from D & A Ventures, LLC, a Tennessee limited liability company, by Quitclaim Deed dated July 29, 2022 and recorded August 3, 2022 in Instrument #20220803-0088603, said Register's Office. And being the same property conveyed to Steven Michael Miller, a married man by Warranty Deed from Sunnybrook Investment Company, a Tennessee limited liability company, of record in Instrument No. 20250114000279 6, Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 1605 Boxwood, Nashville, Tennessee 37211.

WITNESS MY HAND, this 13th day of January, 2025.

Grantor:

Steven Michael Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Steven Michael Miller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 13th day of January, 2025.

Notary Public

Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Jan 13, 25 (date of document).

Jennifer L. Pennell

Jan 13, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 13, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal