Karen Johnson Davidson County
Batch# 1231365 DEEDQC
01/29/2025 01:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250129-0006919

PREPARED BY:
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

M. Milam
AFFIANT

Subscribed and sworn to before me on this day, January 29, 2025.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-19-2027

New Owner Address:
Milam Family Trust
908 Van Leer Drive
Nashville, TN 37220

Send Tax Bills To:
Same

Map-Parcel Number:
132 13 0 072.00

QUITCLAIM DEED

Erik C. Milam and wife, Michelle F. Milam (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Milam Family Trust**, dated January 29, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **January 29, 2025**.

Erik C. Milam

Michelle F. Milam

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Erik C. Milam and Michelle F. Milam**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, January 29, 2025.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 108, on the Plan of Oak Hill Valley Subdivision, of record in Plat Book 1835, Pages 15-16, 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 Erik C. Milam and wife, Michelle F. Milam from Advent Land Co., Inc. A Tennessee Corporation, by deed of record in Instrument No. 20090831-0081759, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 908 Van Leer Drive, Nashville, TN 37220.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 January 29, 2025.

Elaheh Zigloo Wiles
Affiant Signature

1/29/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, January 29, 2025.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027