Karen Johnson
Batch # 1234296
02/05/2025 10 49 26 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250205-0008720

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

Diana Miller Seale
DIANA MILLER SEALE, AFFIANT

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

Hannah Benson
NOTARY PUBLIC

My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 8, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
DIANA MILLER SEALE, TRUSTEE 3521 Harpeth Springs Drive Nashville, TN 37221	New Owner	Map and Parcel No.: 141-06-0C-121.00-CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Diana Miller Seale, ("Grantor") do hereby quitclaim, transfer and convey unto Diana Miller Seale, Trustee of the Diana Miller Seale Revocable Trust, created August 28, 2024, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 3521 Harpeth Springs Drive, Nashville, Tennessee 37221, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 114 on the Final Plat of Riverbridge, Phase 2, Section 1, of record in Instrument No. 20090205-0009854, 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 Diana Miller Seale from Tina C. Campbell, a married woman, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20230417-0028057.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 29 day of January 2025.

Diana Miller Seale

Diana Miller Seale, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Diana Miller Seale**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of January 2025.

Hannah Benson

Notary Public

My Commission Expires: 11/8/28

