RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LLHI-28037-25

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1246064 DEEDQC
03/14/2025 08:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250314-0018677

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION IS $0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of March 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 NUMBER
Mackenzie Lyn Miller and Selina McEwen, Trustee of SKM Family Trust 1252 1st Avenue South Nashville, TN 37210	501 ALISO AVE NEWPORT BEACH, CA 92663	105-04-0-189.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Mackenzie Lyn Miller, an unmarried woman,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Mackenzie Lyn Miller, and unmarried woman and Selina McEwen, Trustee of SKM Family Trust,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 54 on the Plan of Trimble Plan John Trimble's National Hill Plan, of record in Book 21, page 121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Said lot fronts 101 feet on the south side of Garden Street, or Avenue, and runs back between parallel lines 120 feet on the east line and 145 feet on the west line along the easterly margin of Maple Street, 145 feet to an alley, on which it measures 32 feet.

Included in the above description, but excluded therefrom, is the rectangular tract of land measuring 14', more or less, by 120', more or less, by 16', more or less, along the easterly lot line.

Being the same property conveyed to Mackenzie Lyn Miller, an unmarried woman, by warranty Deed from Philip James Hearn, III, and Emily Elizabeth Hearn, husband and wife, dated Feb. 28, 2025 and recorded in Instrument #20250305-0016703, said Register's Office.

WITNESS MY HAND, this 11 day of March 2025.

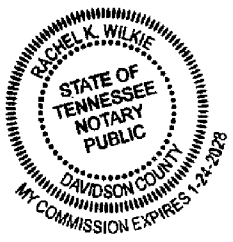
Grantor

Mackenzie Lyn Miller

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, **Mackenzie Lyn Miller**, 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 seal, this 11th day of March 2025.



Notary Public

Rachel K. Wilkie
Printed Notary Name

My commission expires: 1/24/2028

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 March 11, 25 (date of document).

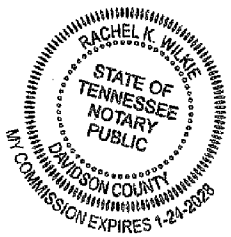
March 12, 25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 12, 2025.

Notary's Signature

My Commission Expires: _____



Notary's Seal