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 JOHN MINER, AFFIANT Subscribed and sworn to before me, this 18 day of March 2025. NOTARY PUBLIC My Commission Expires: 11/8/28

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

Karen Johnson
Batch # 1250448
03/24/2025 02 59 12 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250324-0022020

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JOHN W. MINER, TRUSTEE 3731 Cedarwood Dr. Nashville, TN 37216	New Owner	Map and Parcel No.: 062-09-0-021.00

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, John Miner, ("Grantor") do hereby quitclaim, transfer and convey unto John W. Miner, Trustee of the John W. Miner Revocable Trust, created February 12, 2025, 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 3731 Cedarwood Drive, Nashville, Tennessee 37216, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Map of Riverwood Subdivision, being a subdivision of the East part of Lot No. 4 in the Division of the William Williams Lands on Gallatin Turnpike, as of record in Book 547, Page 62, Register's Office for said County, and more particularly described according to a survey prepared by Caldwell Engineering & Surveying, dated August 10, 1978, revised August 21, 1978, as follows:

Beginning at a point on the Westerly margin of Cedarwood Drive, as widened, at the common front of Lots 22 and 23, thence, with the line between said Lots, westwardly 166.53 feet, more or less to a point at the common rear corner of said lots.; thence, with the rear line of Lot No. 22, North 43 degrees 16' West 113.0 feet to an iron pin; thence, continuing with said line, North 39 degrees 23' West 29.25 feet to the common rear corner of Lots Nos. 21 and 22; thence, with the line between said Lots, North 79 degrees 12' East 222.91 feet to an iron pin on the Westerly margin of Cedarwood Drive, as widened; thence, with said margin, Southwardly along an 800.0 foot radius curve, 103.68 feet, more or less to the point of beginning.

Being the same property conveyed to John Miner from Eileen L. Miner by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20180615-0057784.

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 18 day of March 2025.

John Miner, 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 **John Miner**, the Grantor, 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 official seal at office, this 18 day of March 2025.

Notary Public

My Commission Expires: 11/8/28

