Karen Johnson Davidson County
Batch# 1256974 DEEDQC
04/07/2025 08:44:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250407-0025957

THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2025-0367	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 18 day of March 2025. *Notary Public* *My commission expires:* 7/19/25

William S. Corley STATE OF TENNESSEE NOTARY PUBLIC Williamson COUNTY

Name and Address of New Owner:
Morgan Miller
8804 Deacons Ln.
Nashville, TN 37211

Send Tax Bills To:
Owner

Street Address of Subject Property:	**Parcel ID:**
8804 Deacons Ln. Nashville, TN, 37211	173-09-0A-490.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jennifer Miller**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Morgan Miller,** hereinafter called "**GRANTEES**," his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 424 on the Plan of Phase Seven, Lenox Village of record in Plat at Instrument No. 20051028-0130418, 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 Katherine Olivia Ellenburg, unmarried by Quitclaim Deed from Phillip Ellenburg, married of record in Instrument No. 20191031-0111859 Register's Office for Davidson County, Tennessee, dated October 02, 2019 and recorded on October 31, 2019.

Being the same property conveyed to Morgan Miller, a single woman and Jennifer Miller, a married woman, as joint tenants with right of survivorship by Warranty Deed from Katherine Olivia Ellenburg, married of record in Instrument No. 20240812-0060405 Register's Office for Davidson County, Tennessee, dated August 01, 2024 and recorded on August 12, 2024.

Spouse of Grantor has never occupied the said property as their primary residence.

WITNESS my hand this 14th day of March, 2025.

Grantor – Jennifer Miller

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~WILLIAMSON~~ Moultrie

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jennifer Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 14th day of March, 2025.

OFFICIAL SEAL
APRIL M DAILY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/29/2025

NOTARY PUBLIC

My commission expires: 12/29/2025

True Copy Certification

I, Yvette Meldrum, 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 18th, 2025.

Affiant Signature

March 18, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18 day of March 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7/19/25

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY