Karen Johnson Davidson County
Batch# 1260681 DEEDQC
04/17/2025 08:15:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20250417-0029252

PREPARED BY:
WHEN RECORDED RETURN TO:
ANDERSON BUSINESS ADVISORS, PLLC
732 BROADWAY, SUITE 201
TACOMA, WASHINGTON 98402

MAIL ALL TAX STATEMENTS TO:
2024 N.T. TRUST
3225 MCLEOD DRIVE, SUITE 777
LAS VEGAS, NEVADA 89121

This space reserved for Recorder's use

PARCEL # 091 06 0Q 001.00

QUIT CLAIM DEED
TCA 67-4-409(a)(D)
(NO TAX DUE)

FOR AND IN CONSIDERATION of the sum of Zero and no/100 Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, **John C. Miller, Jr. and Sonya M. Miller, husband and wife,** do hereby quitclaim and convey unto, **2024 N.T. Trust, dated December 16, 2024, JOSO Dinero, LLC, a Wyoming limited liability company, its successor or successors in interest, as Trustee,** its successors, and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, State of Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 5904 Carl Place Cottages, a horizontal property regime with a private elements established by Declaration in Instrument No. 20150708-0066217, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to John C. Miller, Jr. and Sonya M. Miller from Garrett Lawrence Jones and Olivia Windsor Jones, formerly known as Olivia Anne Windsor, by Warranty Deed dated May 13, 2024, recorded on May 15, 2024, as Instrument Number 20240515-0036062 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 5904-A Carl Place, Nashville, Tennessee 37209

IN TESTIMONY WHEREOF I have hereunto set my hand this 4th day of February, 2025

John C. Miller, Jr

Sonya M. Miller

Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California)
)ss.
County of El Dorado)

On 02.04.2025 before me, C. Koepke, notary public, personally appeared John C. Miller, Jr and Sonya M. Miller, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

C. KOEPKE
Notary Public - California
Sacramento County
Commission # 2504685
My Comm. Expires Dec 14, 2028

Signature C Koepke (Seal)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

John C. Miller, Jr, Affiant

Acknowledgement

State of _____)
)ss.
County of _____)

On _____, 20___, before me, _____, a Notary Public, personally appeared, John C. Miller, Jr, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

See Attached
Notary Public

CALIFORNIA ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of El Dorado

On February 4, 2025 before me, C. Koepke, Notary Public,

personally appeared John C. Miller Jr

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

C. KOEPKE
Notary Public - California
Sacramento County
Commission # 2504685
My Comm. Expires Dec 14, 2028

Signature C Koepke

(Seal)

Title of Document Transfer is $0.00

Number of Signer(s) 1

C. Koepke

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Sonya M. Miller, Affiant

Acknowledgement

State of _____)
)ss.
County of _____)

On _____, 20___, before me, _____, a Notary Public, personally appeared, Sonya M. Miller, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

See Attached
Notary Public

CALIFORNIA ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of El Dorado

On February 4 2025 before me, C. Koepke, Notary Public,

personally appeared Sonya M. Miller

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

C. KOEPKE
Notary Public - California
Sacramento County
Commission # 2504685
My Comm. Expires Dec 14, 2028

Signature C Koepke

(Seal)

Title of Document Transfer is $0.00

Number of Signer(s) 1

C. Koepke

The following information is not a part of this Deed:

Property Address:	**5904-A Carl Place** **Nashville, Tennessee 37209**
Owner's Name and Address:	**2024 N.T. Trust** **3225 McLeod Drive, Suite 777** **Las Vegas, Nevada 89121**
Parcel Number:	**091 06 0Q 001.00**
Mail Tax Bills to:	**2024 N.T. Trust** **3225 McLeod Drive, Suite 777** **Las Vegas, Nevada 89121**

Tennessee Certification of Electronic Document

I, ~~Clint~~ Carter Coons, 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 Feb 4, 2025 (date of document).

Affiant Signature

4/15/2025
Date

State of Washington

County of Pierce

Sworn to and subscribed before me this 15th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1-15-28

NOTARY'S SEAL

