Karen Johnson Davidson County
Batch# 1260927 DEEDQC
04/17/2025 03:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250417-0029615

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF April, 2025.

RUSSELL J. MCCANN TENNESSEE NOTARY PUBLIC My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON

My Commission Expires: _____

Notary Public

ADDRESS NEW OWNERS:
The JC Trust
1706 18th Ave S., Suite 307
Nashville, TN 37212

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL:
104-08-0M-407.00 CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Jason B. Miller**, a single man, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto the Trustee of the **JC Trust**, under agreement dated April 17, 2025, his heirs, successors, and assigns, my entire interest in and to that real property and improvements described as follows:

SEE ATTACHED EXHIBIT A

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 17 day of April, 2025.

Jason B. Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason B. Miller, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of April, 2025.

Notary Public

My Commission Expires: _____

RUSSELL J. MCCANN TENNESSEE NOTARY PUBLIC My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON

EXHIBIT A

A certain condominium located in Davidson County, Tennessee, being Unit No. 407 and 2 Parking Spots, of Glen Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Glen Condominiums of record in Instrument Number 20070904-0105726, as amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, and Instrument No. 20081124-0115172 and Instrument No. 20090224-00163863, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed.

Being the same property conveyed Jason B. Miller, unmarried man, by Warranty Deed, from Mark Henry Oldani and Maria Doris Oldani, Trustees of Oldani Joint Trust dated October 9, 2023, of record in Instrument No. **20250417-0029533**, Register's Office for Davidson County, Tennessee.

M&H File #: **25-97**

Certificate of Authenticity

I, Alicia Hamilton, 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

4/17/25.
Date

Affiant Signature

4/17/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17th day of April, 2025.

Notary's Signature

My Commission Expires: 3.20.2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON