Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1275830 DEEDQC
05/20/2025 03:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250520-0039802

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
1107 Clayton Trust
1107 Clayton Avenue
Nashville, TN 37204

Send Tax Bills To:
New Owner

Map and Parcel No.
11805003500

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **David Miller, a single man**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **1107 Clayton Trust dated May 20, 2025**, ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being the Westerly 40 feet of Lot No. 20 and the Easterly 35 feet of Lot No. 21 on the Plan of a Subdivision of the South Part of Dr. L.G Noel's Property, of record in Plat Book 547, Page 105, Register's Office for said County.

Said part of said Lots Nos. 20 and 21 adjoin and fronts together 75 feet on the Southerly margin of Clayton Avenue and extends back between 140 feet to a dead line.

Being the same property conveyed to **David Miller, a single man**, by Warranty Deed dated September 19, 2023, from **Daniel G. Kee and wife, April C. Kee**, recorded in Instrument No. 20230921-0074189, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1107 Clayton Avenue, Nashville, TN 37204**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 20th day of May 2025.

David Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **David Miller**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May 2025.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 20th day of May 2025.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 20, 2025.

Affiant Signature

May 20, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20th day of May 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

