**This instrument prepared by:**
Smith Sholar Milliken Matthews, PLLC
846 Conference Drive, Suite #4
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1295188 DEEDQC
07/08/2025 02:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250708-0053687

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN MATTHEWS .PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.** ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

# QUITCLAIM DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| Shannon Fyke | (NAME)<br>SAME AS NEW OWNER | |
| (STREET ADDRESS)<br>419 Alta Loma Road | (STREET ADDRESS) | 025 16 0 059.00 |
| (CITY) (STATE) (ZIP)<br>Goodlettsville, TN 37072 | (CITY) (STATE) (ZIP) | |

**FOR AND IN CONSIDERATION** of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged**, Shannon Miller n/k/a Shannon Fyke,** Grantor, does hereby quitclaim and convey unto **Shannon Fyke**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots No. 9 and 10 on the Goodlettsville Heights Subdivision, of record in Plat Book 2133, Pages 43 and 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

INCLUDED in the above description, but expressly EXCLUDED there from is the northerly one-half of Lot No. 9, and more particularly described as follows:

Beginning at the southwest corner of Lot No. 8 and the northeast corner of Lot No. 9, thence southerly with the west margin of Alta Loma Road and said Lot No. 9; 71.45 feet to a point in the easterly boundary line of said Lot No. 9; thence with the west in a westerly direction with a line equal distance from the northerly and southerly boundary lines of said Lot No. 9, 259 feet, more or less, to a point in the west boundary line of said Lot No. 9, 83.35 feet to a point in the southwest corner of Lot No. 8 and the northwest corner of Lot No. 9; thence easterly with the boundary line between Lots Nos. 8 and 9; 245.5 feet to the point of beginnings conveyed to James Thomas Denton, of record in Book 2699, Page 297, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shannon Miller by Deed from Wells Fargo Delaware Trust Company, N.A. as Trustee for Vericrest Opportunity Loan Trust 2011-NPL1, of record in Instrument No. 201209050080251, Register's Office for Davidson County, Tennessee.

This is improved property known as: 419 Alta Loma Road, Goodlettsville, TN 37072

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 26th day of June, 2025.

Affiant

My commission expires: 1/28/26
(Affix Seal)

Notary Public

MICHAEL T. MASSEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Witness my hand this 26th day of June, 2025.

x Shannon Miller

Shannon Miller n/k/a Shannon Fyke

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this 26th day of June, 2025, before me personally appeared Shannon Miller n/k/a Shannon Fyke, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal this June day of June, 2025.

Notary Public

My Commission Expires: 1/28/26

MICHAEL T. MASSEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 06/26/2025 (date of document).

Affiant Signature

06/26/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 26th day of June, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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