PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

Karen Johnson Davidson County
Batch# 1333273 DEEDQC
10/13/2025 08:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251013-0081343

STATE OF TENESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Tami M Ezell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 2025.

Notary Public
My Commission Expires: 3/4/29

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Tami Ezell **370 Huntington Ridge Drive** **Nashville, TN 37211**	**Same**	~~6DU-76204~~ 161 11 0A 028.00

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Evelyn M. Miller has bargained and sold, and does hereby conveys, remises, releases and forever quitclaims unto Evelyn M. Miller and Tami Ezell as joint tenants with right of survivorship, their heirs and/or assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Unit No. 28 on the Plan of Huntington Ridge Townhouses of record in Book 4675 Page 9 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jerry Miller and wife Evelyn M. Miller by deed from Alan P. Sternlieb and wife Carole L. Medlin Sternlieb of record in Book 9395 Page 282 Register's Office for Davidson County, Tennessee. Jerry Miller died on March 8, 2024, leaving Evelyn M. Miller as the surviving tenant by the entirety.

This is improved property known as 370 Huntington Ridge Drive, Nashville, TN 37211

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

WITNESS my hand this 10 day of October, 2025.

Evelyn M. Miller by Tami Ezell, her attorney in fact

Evelyn M. Miller by Tami Ezell, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of October, 2025 before me personally appeared Tami Ezell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Evelyn M. Miller acknowledged that such person executed the same as the free act and deed of Evelyn M. Miller.

Notary Public

My Commission expires 3/4/29

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL

I, Amy Cross Nance, 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 this **10** day of **Oct** 2025

Dated **October 10**, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this **10** day of **October**, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL