Name and Address of New Owner:
Clifford A. Miller and Christopher R. Miller
1121 North 7th Street
Nashville, TN 37207

Send Tax Bills To:
Clifford A. Miller and Christopher R. Miller
1121 North 7 Street
Nashville, TN 37207

This Instrument Prepared By:
Bell Law Settlement Services, LLC
116 Maple Row Blvd
Hendersonville, TN 37075

Map & Parcel No: 082 04 0 042.00

Karen Johnson Davidson County
Batch # 1342504
11/06/2025 12:06:52 PM DEEDQC
Fees: $17.00 Taxes: $0.00 3 pgs
20251106-0088549

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Clifford A. Miller, a widower,** "the Grantor," convey and quitclaim any interest they have unto **Clifford A. Miller, an unmarried man and Christopher R. Miller, an unmarried man, as joint tenants with rights of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 238 and the northerly 24 feet of Lot No. 237 on the Plan of Oakwood Park, of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 238 and the northerly 24 feet of Lot No. 237 front together 55 feet on the easterly side of North 7th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Clifford A. Miller and Sheryl G. Miller, husband and wife, by Warranty Deed from Wallace Cartwright, an unmarried man, dated September 23, 2016, recorded in Instrument No. 20160929-0102826, in the Register's Office for Davidson County, Tennessee. Sheryl G. Miller, has since died on August 1, 2024, leaving property vested to Clifford A. Miller, as surviving tentant by the entirety.

This is an improved property known as: 1121 North 7th Street, Nashville, TN 37207

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free, and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 29 day of ~~August,~~ SEPTEMBER 2025.

_____(SEAL)
Clifford A. Miller

STATE OF FLORIDA)
)
COUNTY OF Seminole)

Personally appeared before me, a Notary Public in and for said State and County, **Clifford A. Miller, an unmarried man**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29 day of ~~August~~ September, 2025.

ANDREW HINKLE
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. HH 320736
MY COMMISSION EXPIRES
OCTOBER 11, 2026

_____
Notary Public
My commission expires: 10/11/2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
day of August, 2025.

Notary Public

My commission expires: 4/22/26

