Karen Johnson Davidson County
Batch# 1359057 DEEDQC
12/17/2025 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251217-0100449

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd Ste 140 Franklin TN 37067 File No.: **After Recording Return To The Above.**	This transfer is hereby exempt from Tennessee real estate recording tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3) et seq. Absent such exemption, I hereby swear or affirm that the actual consideration for this transfer, or the value of the below-described real estate, whichever is greater, is **ZERO** United States Dollars **($-0-).** Affiant Sworn to and subscribed before me this 16 day of December, 2025. Notary Public My Commission Expires:

ALEJANDRA HOLT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2029

QUITCLAIM DEED

THIS INDENTURE, made this 16 day of December, 2025, among:

Amy Miller, Unmarried

(the "**Grantor**")

AND

Amy Miller, unmarried and Jordan Molacek, unmarried as joint tenants

(the "**Grantee**")

WITNESSETH:

THAT, the Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars ($10.00), in hand paid, and other good and valuable consideration bargained for, the receipt and sufficiency of which is hereby acknowledged, does by these presents release, transfer, convey and QUITCLAIM unto Grantee all of Grantor's right, title and interest in the following described property (hereinafter referred to as the "Premises"):

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Pontotoc Subdivision, a part of the Early Tract, of record in Plat Book 547, page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carol Karpinen and David O'Donohue, wife and husband by deed from John Fredrick Twomey, married man, dated February 2, 2022, of record in Instrument No. 20220228-0022581, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amy Miller, unmarried from Carol Karpinen and David O'Donohue, wife and husband by warranty deed dated December 5th, 2025 and recorded in instrument number 20251211-0098722 **, Registers Office for Davidson County, Tennessee**

Being also known as 2111 Early Avenue, Nashville, TN 37206.

AND SUBJECT TO THE RIGHT OF REVERTER WHICH S AN INTEGRAL PART OF THIS QUITCLIAM DEED AND IS ATTACHED AS EXHIBIT "A"

TOGETHER WITH all the estate, right, title and interest of Grantor, with all hereditaments and appurtenances deriving from or appertaining to the Grantor and/or the Premises; including the release by Grantor of all claims to Homestead and Dower therein.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

AND SUBJECT TO all matters that benefit and burden the Premises, whether or not evidenced by an instrument filed for record with the applicable Register's Office including, without limitation, matters that would be disclosed by a current and accurate survey of the Premises. By acceptance hereof, Grantee accepts the Premises, as it is and where it is and without recourse to or warranty from the Grantor.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

THE SOURCE of the above description is the same as the previous deed of record, no boundary survey having been made at the time of the conveyance.

THE PREPARER of this deed makes no representation as to the status of the title to the Premises. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Amy Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Amy Miller, the within named bargainor/s, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of December 2025.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Notary Public
My Commission Expires: _____

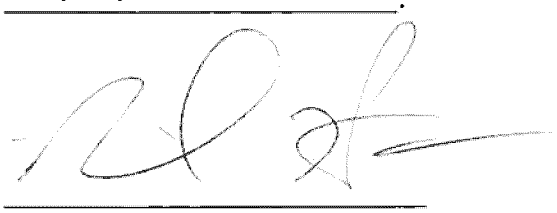
Owner Name & Property Address:
Amy Miller and Jordan Molacek
2111 Early Ave
Nashville TN 37206

Responsible Party For Taxes:
New Owner

Tax ID: 055B-D-029.00

Certificate of Authenticity

I, Nick Harris, 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 12/16/25.



Affiant Signature

12/16/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of December, 2025.



Notary's Signature

My Commission Expires: 3/9/27

Date

