Karen Johnson Davidson County
Batch# 1392631 DEEDQC
03/13/2026 12:06:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260313-0020163

File No: EMP-26001924

After Recording, Send to:
Empower Settlement Services, LLC
651 Holiday Drive
Plaza 5 Suite 400
Pittsburgh, PA 15220

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
LARRY MILES AND MACHEL MILLS-MILES (F/K/A MACHEL MILLS), 7237 Legacy Drive, Antioch, TN 37013-3929

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 182060A23600CO

QUITCLAIM DEED`

LARRY MILES, married to Grantee herein ("Grantor"), of **7237 Legacy Drive, Antioch, TN 37013-3929**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **LARRY MILES** and **MACHEL MILLS-MILES (F/K/A MACHEL MILLS),** husband and wife, as joint tenants with right of survivorship ("Grantee"), whose tax mailing address is **7237 Legacy Drive, Antioch, TN 37013-3929,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate situated in the County of Davidson and State of Tennessee:

The land hereinafter referred to is situated in the City of Antioch, County of Davidson, State of Tennessee, and is described as follows:

Lot No. 246 on the Plan of Old Hickory Hills, Phase Two, Section Three, of record in Instrument No. 20040420-0044507, and Certificate of Correction of record in Instrument No. 20041021-0126628, Register's Office for said County, to which plan reference is hereby made for a more complete description.

APN: 182060A23600CO

Property Address is: 7237 Legacy Drive, Antioch, TN 37013-3929

Being all that certain property conveyed from Danika Miles to Larry Miles by the deed dated April 12, 2013 and recorded April 24, 2013 in Instrument Number 20130424-0040775, of official records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on March 7th, 2026:

LARRY MILES

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **LARRY MILES**, personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of March, 2026.

Notary Public

JIMMYRA BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/01/2028
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 7th day of March, 2026.

Notary Public

My Commission Expires: 08/01/2028

SEAL

JIMMYRA BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/01/2028
SUMNER COUNTY

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Antioch, County of Davidson, State of TN, and is described as follows:

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Being all that certain property conveyed from Danika Miles to Larry Miles by the deed dated April 12, 2013 and recorded April 24, 2013 in Instrument Number 20130424-0040775, of official records.

APN: 182060A23600CO

Tennessee Certification of Electronic Document

I, Patricia Bleys, 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 March 7,2026 (date of document).

Affiant Signature

03/07/2026
Date

State of Tx

County of Denton

Sworn to and subscribed before me this 07 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/23/2028

NOTARY'S SEAL

JENNIFER GRESSETT
Notary ID #130644748
My Commission Expires
December 23, 2028