Karen Johnson Davidson County
Batch# 1409767 DEEDQC
04/22/2026 10:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260422-0033240

Name and Address of New Owner:
The Anjanette C. Miller Revocable Living Trust
45 Fawn Creek Pass
Nashville TN 37214

Send Tax Bills To:
Truist Mortgage (SunTrust Mortgage)
1001 Semmes Avenue
Richmond VA 23224

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 122-01-0-A-256.00CO

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, **Anjanette C. Miller, unmarried,** "the Grantor," convey and quitclaim unto **Anjanette Coliet Miller, Trustee of the Anjanette C. Miller Revocable Living Trust dated April 16, 2026,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 31, in Woodland Point, Phase III, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record as Instrument No. 20001011-0101044 which was referenced in scrivener's error as Instrument No. 20010716-0075435 on previous Trustee Deed of record in Instrument No. 20071030-0127981, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase III, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "C" to said Declaration appearing at page 48 thereof, and By-laws appended thereto as Exhibit "B" appearing at page 32 thereof, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said units are also contained within a portion of Lot 2 on the Final Plat of Woodland Point, Phase I, as of record as Instrument No. 20000713-0069314, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anjanette C. Miller, unmarried, by Warranty Deed from Matthew Barnes and wife, Jill A. Barnes, of record in Instrument No. 20090501-0039699, Register's Office for Davidson County, Tennessee, dated April 30, 2009, and recorded May 1, 2009.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 45 Fawn Creek Pass, Nashville, Tennessee 37214.

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, Grantor has executed this Quitclaim Deed on the 16th day of April, 2026.

Anjanette C. Miller (SEAL)
Anjanette C. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of April, 2026, before me personally appeared Anjanette C. Miller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of April, 2026.

KELSEY BECKMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

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 **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16 day of April, 2026.

ASHLYNN HENGEMIHLE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/28/27

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 4-16-26.

Affiant Signature

4-16-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 16 day of April, 2026.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON