BILL GARRETT, Davidson County
Trans: T20090083417 DEEDQC
Recvd: 12/10/09 11:03 3 pgs
Fees: 17.00 Taxes: 0.00
20091210-0112911

~~After Recording Return To:~~

WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

This Instrument Prepared Under the Supervision OF:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
052-08-0-A-204.00-CO

21174836R

QUIT CLAIM DEED

[this deed is being executed to update marital status and name on title]
{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (ii)}

New Owner/ Property Being Conveyed
JUSTIN MILLER
AUBREY MILLER
1049 Shawnee Trace
Madison, TN 37115

Send Tax Bills To:
New Owners

Mail Tax Statement To:
New Owners

THIS INDENTURE, made this 25TH day of SEPTEMBER, 2009, between JUSTIN MILLER and AUBREY MILLER formerly known as Audrey Stockstill, a now married couple both of whom acquired title prior to marriage, residing at 1049 Shawnee Trace, Madison, Tennessee 37115, hereinafter collectively referred to as "Party of the First Part" and JUSTIN MILLER and AUBREY MILLER, husband and wife, residing at 1049 Shawnee Trace, Madison, Tennessee 37115, hereinafter collectively referred to as "Party of the Second Part."

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

BEING LOT NO. 43, ON THE PLAN OF HERON WALK, SECTION 3, PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 551, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS

RECORD
3RD

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PROPERTY AS CONVEYED TO JUSTIN MILLER AND AUDREY STOCKSTILL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED DATED MARCH 31, 2006 AND RECORDED APRIL 21, 2006 AS DOCUMENT NUMBER 20060421-0046057 IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 1049 Shawnee Trace, Madison, Tennessee 37115
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

JUSTIN MILLER

LAWON GLADNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON **}**

On this 25TH day of SEPTEMBER, 2009, before me personally appeared JUSTIN MILLER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC LAWON GLADNEY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.00.

Affiant JUSTIN MILLER

LAWON GLADNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me
this 25TH day of SEPTEMBER, 2009.

NOTARY PUBLIC
LAWON GLADNEY

My Commission Expires: 11/07/2012

This instrument may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. One Grantor appears on this page, subsequent Grantor's signature appears on the following page, individually.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

(For informational purposes only: Aubrey Miller was incorrectly vested as "Audrey" Stockstill in prior vesting deed recorded 04/21/2006 as document no. 20060421-0046057, Davidson County, Tennessee)

Aubrey Miller f/k/a Audrey Stockstill
AUBREY MILLER
formerly known as Audrey Stockstill

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this 25th day of SEPTEMBER, 2009, before me personally appeared AUBREY MILLER formerly known as Audrey Stockstill, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

LAWON GLADNEY
NOTARY PUBLIC
LAWON GLADNEY

LAWON GLADNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.00.

Affiant AUBREY MILLER

LAWON GLADNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me
this 25th day of SEPTEMBER, 2009.

LAWON GLADNEY
NOTARY PUBLIC
LAWON GLADNEY

My Commission Expires: 11/07/2012

This instrument may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. This is the final Grantor and the end of this document.

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**