THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110075427 DEEDQC
Recvd: 11/30/11 13:55 2 pgs
Fees:12.00 Taxes:0.00
20111130-0093166

(2)

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

(To create a Tenancy by The Entireties)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Garrett Ross Miller and Katherine Miller 204 Morton Avenue Nashville, Tennessee 37211	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	119-14-0-329.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the provisions of Tenn. Code Ann §66-1-109, with the intent and for the purpose of creating in the Grantor and Grantee a Tenancy by the Entireties in and to the entire interest in the property previously held by the Grantor alone, I, **GARRETT ROSS MILLER**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **KATHERINE MILLER**, hereinafter called the Grantee, my wife, her heirs and assigns, such right, title, and interest as will now create in Grantor and Grantee a Tenancy by the Entireties in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the South part of Lot No. 88 on the Map of Airdrie Subdivision "C", of record in Book 547, Page 160, Register's Office for Davidson County, Tennessee and described as follows:

Said south part of Lot 88 fronts 50 feet on the northerly side of East Mortgage Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Garrett Ross Miller, unmarried, and Ronald Veazey Miller, married, as joint tenants with right of survivorship, by Warranty Deed from Ronnie R. Eastes and Sandra Fay Eastes, husband and wife, of record in Instrument No. 20080627-0066695, dated 6/16/2008, Register's Office for Davidson County, Tennessee.

Being further the same property conveyed to Garrett Ross Miller by Ronald Veazey Miller by Quitclaim Deed of Record at

Instrument No. 20111130-0093165, Davidson County Register of Deeds.

This is improved property known as **204 Morton Avenue, Nashville, Tennessee 37211 .**

Witness my hand this 23rd day of **November, 2011**:

Garrett Ross Miller
GARRETT ROSS MILLER

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GARRETT ROSS MILLER**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 23 day of November, 2011:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23 DAY OF NOVEMBER, 2011:

Notary Public

My Commission Expires: 6.3.14

