Bill Garrett Davidson County
Batch# 28299 DEEDQC
11/20/2017 02:59:38 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171120-0119101

THIS INSTRUMENT PREPARED BY:
MICHAEL W. EDWARDS, Attorney at Law
177 East Main Street, Hendersonville, TN 37075
(FROM INFORMATION PROVIDED BY PARTIES)

MAP & PARCEL 172-1-A/71

SEND TAX BILLS TO:
Name & Address of new owner
Marjorie Miller
114 Chuzzlewitt Down
Brentwood, TN 37027

QUITCLAIM DEED

FROM: **Marjorie Miller (unmarried)**

TO: **Marjorie Miller (unmarried) and/or Tracy Webb (unmarried), as joint tenants with right of survivorship.**

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marjorie Miller (unmarried), Grantor**, has this day bargained and sold, and by these presents, does hereby convey and quitclaim unto **Marjorie Miller (unmarried) and Tracy Webb (unmarried), as joint tenants with right of survivorship** all their estate, right, title, interest and claim in and to a certain tract or parcel of land in ***Davidson County,*** Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 71, on the Plan of Copperfield Revised, as shown on plat of record in Plat Book 6900, page 555 and 559, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Marjorie Miller, unmarried by deed from Michael J. Broughal and wife, Marcela L. Broughal dated April 24, 2001 of record in instrument number 20010516-0051016, May 16, 2001, Register's Office of Davidson County, Tennessee.
>
> ***A quitclaim deed was recorded to correct an error in the original conveyance, to wit:***

This quitclaim deed is being recorded to correct an error which occurred when Morris W. Thurman and Tom Hudgins, aka Thomas R. Hudgins conveyed their interest in the above described property to Advantage Builders, Inc. Of record in Book 9585, page 632, Register's Office for Davidson County, TN. By inadvertence and mistake, Alan D. Revelette, by his power of attorney of record in Book 9585, page 631, said Register's Office, signed only the name of Morris W. Thurman, Sr. By this power of attorney, which is still in full force and effect, having never been revoked and the said Tom Hudgins, aka Thomas R. Hudgins being alive and well, the said Alan D. Revelette conveys all of the interest he may have to the Grantee herein as stipulated above.

The quitclaim deed executed by Thomas R. Hudgins by Alan Revelette, attorney in fact of record in instrument number 2003087-0112412, dated August 7, 2003, Register's Office for Davidson County, Tennessee.

This is improved property known as 114 Chuzzlewit Down, Brentwood, TN 37027.

IN WITNESS WHEREOF, I/we have hereunto set my hand on this the 3rd day of November, 2017.

Marjorie Miller

Marjorie Miller

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Marjorie Miller**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Hendersonville, Tennessee, this 3rd day of November, 2017.

Melissa Brown
NOTARY PUBLIC

My Commission Expires: 3/2/2021

MELISSA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is *no dollars ($-0-)* and for the sole purpose of creating a joint tenancy with a right of survivorship, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marjorie Miller
AFFIANT

Sworn to and subscribed before me, this 3rd day of November, 2017.



Melissa Brown
NOTARY PUBLIC

My Commission Expires: 3/2/2021