Bill Garrett Davidson County
Batch# 88912 DEEDQC
05/04/2018 03:47:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180504-0043034

Prepared by and Return to:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Sandra B. Miller	Sandra B. Miller	052 05 0 208.00
324 Draper Cr.	324 Draper Cr.	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between **Sandra B. Miller, unmarried, and Steven R. Miller, married,** hereinafter referred to as the "GRANTOR" and **Sandra B. Miller, unmarried, and Steven R. Miller, married, as joint tenants with right of survivorship,** hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration **Sandra B. Miller, unmarried, and Steve Miller, married,** has this day quitclaimed unto **Sandra B. Miller, unmarried, and Steve Miller, married, as joint tenants with right of survivorship,** any right, title and interest in and to certain real property located in Davidson County being more particularly described as follows, to wit:

Being part of Lot No. 2 on an unrecorded plan showing a resubdivision of part of Lot No. 10 of a subdivision of Lot 35 through 37, H.B. Chadwell tract as recorded in Book 547, Page 60, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the northwesterly margin of Geisen Drive being the common front corner of Lots 1 and 2; thence with the margin of said Geisen Drive S 18 degrees 35' 54" W 105.52 feet to an iron pin; thence N 67 degrees 51' 25" W 201.94 feet to a point; thence N 21 degrees 52' E 45.5 feet to a point in the beginning of a curve to the right; thence with said curve Northeasterly 31.0 feet to a point; thence N 26 degrees 30 ' 00" E 31.5 feet to a point; thence S 68 degrees 00' 33" E 180.08 feet to the point of beginning according to a survey by John Kohl dated 10/5/1976.

Being the same property conveyed to Sandra B. Miller and Steven R. Miller, unmarried, by deed from Kenneth Stromatt and wife, Betty Jean Stromatt, dated 3/31/1995, recorded 4/5/1995 in Book 9638, Page 457, Register's Office for Davidson County, Tennessee.

Property known as 888 Idlewild Dr., a/k/a 520 Geisen Dr., Madison, TN 37115

The purpose of this deed is to establish tenancy with right of survivorship.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set his hand on this the 13th day of April 2018.

Steven R. Miller

Sandra B. Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Sandra B. Miller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 13th day of April 2018.

Chasity Petty

Notary Public

Commission Expiration 9/20/2021

CHASITY PETTY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires SEPT. 20, 2021

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Steven R. Miller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Knox County, Tennessee this 3rd day of April 2018.

Shanda A. Queener

Notary Public

Commission Expiration **My Commission Expires September 6, 2021**

SHANDA A. QUEENER STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

State of Tennessee
County of Davidson

The ~~Actual~~ Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 13th day of April 2018.

My commission expires: 9/20/2021

Chasity Petty
Notary public

CHASITY PETTY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires SEPT. 20, 2021