Bill Garrett Davidson County
Batch# 88912 DEEDQC
05/04/2018 03:47:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180504-0043035

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	071 15 0 299.00
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, Steven R. Miller, married, and Cathy Miller, unmarried, 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 Steven R. Miller, married**, has this day quitclaimed unto **Sandra B. Miller, unmarried, Steven R. Miller, married, and Cathy Miller, unmarried, 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:

Lot No. 115 on the plan of C.F. Sharpe and W. L. Horn's Section Subdivision of the Lindsley Property in Northeast Nashville, as of record in Book 161, Page 53, Register's Office for said County. Said lot fronts 50 feet on the easterly side of Joseph Avenue, and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Sandra B. Miller and Steven R. Miller by deed from Jesse N. Gainous and wife, Sylvia Gainous, Sue Hardaway, a single person, and Sandra Miller, a single person, dated 7/12/2002, recorded 7/12/2002 in Instrument No. 20120712-0084019, Register's Office for Davidson County, Tennessee.

This property is not the primary residence of either grantor.

Property known as 1227 Joseph Ave. Nashville, TN 37207

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.

Sandra B. Miller

Sandra B. Miller

Steven R. 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