Bill Garrett Davidson County
Batch# 88912 DEEDQC
05/04/2018 03:47:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180504-0043038

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:
Sandra Miller
324 Draper Cr.
Goodlettsville, TN 37072

Send Tax Bills To:
Sandra Miller
324 Draper Cr.
Goodlettsville, TN 37072

Map and Parcel:
033 04 0 068.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between **Sandra B. Miller, unmarried, and Bernice S. Miller, unmarried**, hereinafter referred to as the "GRANTOR" and **Sandra B. Miller, unmarried, Bernice S. Miller, Steve 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 Bernice S. Miller, unmarried** has this day quitclaimed unto **Sandra B. Miller, unmarried, Bernice S. Miller, Steve 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, Tennessee being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Goodlettsville Heights, Section 7, of record in Plat Book 4175, Page 72, Register's Office for Davidson County, Tennessee, described as follows, to-wit:
Said Lot No. 17 front 120 feet on the southerly side of Draper Circle and extends back 354.61 feet on the easterly line and 233.88 feet on the westerly line to a broken line in the rear measuring 177.26 feet.

Being the same property conveyed to Ray C. Miller and wife, Sandra B. Miller and Bernice S. Miller, as tenants in common, by deed from Robert C. Thompson and wife, Eileen E. Thompson, dated 7/10/1987, recorded 7/16/1987 in Book 7298, Page 871, Register's Office for Davidson County, Tennessee. The said Ray C. Miller having died on 10/30/1994, leaving Sandra B. Miller as his surviving tenant.

Property known as 324 Draper Cr. Goodlettsville, TN 37072

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

Bernice S. Miller

Bernice S. 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 and Bernice S. 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 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