Bill Garrett Davidson County
Batch# 88912 DEEDQC
05/04/2018 03:47:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180504-0043039

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:
026 13 0 001.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between **Sandra B. Miller, unmarried**, hereinafter referred to as the "GRANTOR" and **Sandra B. Miller, unmarried, 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**, has this day quitclaimed unto **Sandra Miller, unmarried, 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:

Being Lot No. 55 in the Goodlettsville Heights Subdivision, Section IV at Goodlettsville, Tennessee, as of record in Book 2133, Page 43, Register's Office for said County.

Said Lot No. 55 fronts 111.7 feet on the easterly side of Alta Loma Road, and extends back between lines 225 feet on the northerly side and 379.4 feet on the southerly side, to a line in the rear, on which it measures 215 feet.

Being the same property conveyed to Nelson Branham et ux Mildred E. Branham and Sandra B. Miller by deed from Nelson Branham and Mildred E. Branham, dated 4/28/1999, recorded 5/25/1999 in Book 11492, Page 305, Register's Office for Davidson County, Tennessee. The said Nelson Branham having died on 7/25/2011 and Mildred Branham having died on 12/2/2014, leaving Sandra B. Miller as surviving tenant.

Property known as 404 Alta Loma Rd. 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

STATE OF Tennessee
COUNTY OF Davidson

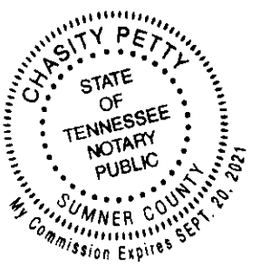
Personally appeared before me, the undersigned, a Notary Public in and for said County and State Sandra B. Miller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

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



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

