Bill Garrett Davidson County
Batch# 92645 DEEDQC
05/15/2018 03:12:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180515-0046437

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	025 16 0 064.00
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 **Steve Miller, married**, hereinafter referred to as the "GRANTOR" **and Sandra B. Miller, unmarried, Bernice S. 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 **Steve Miller, married,** has this day quitclaimed unto **Sandra B. Miller, unmarried, Bernice S. 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:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Goodlettsville Heights Subdivision, Section IV, Goodlettsville, Tennessee, a plan of which is of record in Book 2133, Page 43, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra B. Miller, unmarried, Bernice S. Miller, unmarried, Steve Miller, married and Cathy Miller, unmarried, as joint tenants with right of survivorship, dated 4/13/2018, recorded 5/4/2018 in Instrument no. 20180504-0043036, Register's Office for Davidson County, Tennessee.

Property known as 0 Alta Loma Rd. Goodlettsville, TN 37072

This is not the primary residence of the grantor.

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 11th day of May 2018.

Steve Miller

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Steve 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 11th day of May 2018.

Notary Public

Commission Expiration 2-25-20

BETH TURNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of TN
County of Davidson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 11th day of May 2018.

Notary public

My commission expires:

2-25-20

BETH TURNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY