QUITCLAIM DEED

SUSAN MAGNUSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th Day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/20/20
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 230177 DEEDQC
05/15/2019 12:07:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190515-0045800

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
352 W. Northfield Blvd, Suite K
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa Miller and Kelvin Talley	The Money Store	
(NAME) 4135 Smotherman Lane	P.O. Box 1194	14807008000
(ADDRESS) Hermitage, TN. 37076	(ADDRESS) Springfield, OH. 45501-1194	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **THERESA MILLER, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **THERESA MILLER, A SINGLE WOMAN AND KELVIN TALLEY, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 803, on the Plan of Section Eight Cherokee Hills as shown by plat appearing of record in Plat Book 3700, Page 154, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Beginning at a point in the southerly margin of Denise Drive, Common Corner of Lots 802 and 803; thence with the line between said lots southwardly 168.0 feet to a monument at the rear corners of lots 803 and 804; thence with the line between said lots westwardly 179.6 feet to a point in the easterly margin of Denise Court; thence with the margin of same, northwardly 66.6 feet to a point at the beginning of a curve in the right having a radius of 25 feet; thence around said curve northwestwardly 34.0 feet to a monument in the southerly margin of Denise Drive; thence with e margin of the same eastwardly 77.3 feet to the point of beginning.

Being the same property conveyed to Theresa Miller, a single woman by Warranty Deed from Dennis W. Sweatt and Katrina A. Sweatt, husband and wife, of record in Instrument No. 20180525-0050377, in the Register's Office for Davidson County, Tennessee, dated April 23, 2018.

This instrument was prepared without the benefit of a title search. No warranties are provided with this deed.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as **111 Denise Drive, Antioch, TN. 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9th Day of May, 2019.

Theresa A. Miller

Theresa Miller

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned Notary Public, personally appeared **Theresa Miller** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th Day of May 2019

Commission expires: 9/20/20

Notary Public

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow, LLC
352 W. Northfield Blvd, Suite K
Murfreesboro, TN. 37129
615-956-6466