(2)

Karen Johnson Davidson County
Batch# 251327 DEEDQC
07/02/2019 08:52:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190702-0064196

Instrument Prepared By:
McCann & Hubbard
1804 Williamson Ct. Suite 201
Brentwood, TN 37027

Address New Owners as Follows:
James Donald Miller
640 Durrett Dr
Nashville, TN 37211

Send Tax Bills To:
SAME

Map-Parcel:
147-10-141.00

QUITCLAIM DEED

FOR AND IN consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and in return for care and maintenance provided by the Grantee to the Grantor, and love and affection and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **James Donald Miller,** do hereby quitclaim and convey all of my right, title and interest in the following described parcel of land in Davidson County, Tennessee, equally unto **James Donald Miller and Patricia Diane Scales, joint with rights of survivorship**:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Whispering Hills, Section 1, of record in Book 2331, pages 82, 83, and 84, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 4 fronts 117.0 feet on the easterly side of Durrett Drive and extends back between lines 304.3 feet on the Northerly side and 225 feet on the southerly side to a dead line in the rear on which it measures 172.0 feet.

Being the same property conveyed to Robin P. Miller and wife, Sara E. Miller, by Warranty Deed from Albert J. Ruigrok and wife, Elizabeth Matthews Ruigrok, of record in Book 3130, page 37, Dated September 2, 1960, Register's Office for Davidson County, Tennessee. Robin P. Miller having died September 13, 2010. Sara E. Miller having Quitclaimed a remainder interest to her son James Donald Miller by deed of record as instrument 201512300131170, RODC. James Donald Miler having Quitclaimed all interests back to Sara E. Miller by deed of record as instrument # 201708310089644, RODC. Sara E. Miller and Sara F. Miller and Sara Francis Miller all being one and the same person. Sara Francis Miller having died February 11, 2019 and the property vested in her two sons: James Donald Miller and Samuel Ernest Miller, by Will of record in Probate Case No. 19P1131 Davidson County Probate Court. Samuel Ernest Miller having Quitclaimed all of his interests to James Donald Miller by Deed of record as instrument #20190702-0064195 RODC.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 13 day of June, 2019.

James Donald Miller
James Donald Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Donald Miller**, with whom I am personally acquainted or who proved to me his identity on the basis of satisfactory evidence, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of June, 2019.

RUSSELL J McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

James Donald Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June, 2019.

Notary Public

My Commission Expires:

RUSSELL J McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021