(1)

Prepared by and Return to:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 348567 DEEDQC
01/27/2020 09:05:34 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200127-0009232

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.

QUITCLAIM DEED

Address of New Owner:
Steve Miller
8312 Corteland Dr.
Knoxville, TN 37909

Send Tax Bills To:
Steve Miller
8312 Corteland Dr.
Knoxville, TN 37909

Map & Parcel ID:
033-4-068.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Bernice L. Miller, unmarried, and Cathy M. Meeks, unmarried,** hereinafter referred to as the "GRANTOR" and **Steve Miller, married,** 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, **Bernice L. Miller, unmarried, and Cathy Miller nka Cathy M. Meeks, unmarried,** has this day quitclaimed unto **Steve Miller, married,** any right, title and interest in and to certain real property located in **Davidson County**, being more particularly described as follows, to wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

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 to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Ray C. Miller and wife, Sandra B. Miller and Bernice S. Miller by Warranty Deed from Robert C. Thompson and wife, Eileen E. Thompson dated July 10, 1987 and filed of record in Book 7298, page 871, Register's Office for Davidson County, Tennessee. The said Ray C. Miller died on or about October 30, 1994, leaving the said Sandra B. Miller, the surviving tenant by the entirety and sole owner of their interest said land.

Sandra B. Miller, unmarried and Bernice S. Miller, unmarried conveyed subject premises to Sandra B. Miller, Bernice S. Miller, Steve Miller and Cathy Miller, as joint tenants with rights of survivorship, by Quitclaim Deed dated April 13, 2018 and filed of record in Instrument 20180504-0043038, Register's Office for Davidson County, Tennessee

Steve Miller conveyed his interest to Bernice S. Miller by Quitclaim Deed dated February 18, 2019 and filed of record in Instrument 20190220-0015443, Register's Office for Davidson County, Tennessee

The said Bernice S. Miller is incorrectly named in the chain of title and is Bernice L. Miller

Bernice L. Miller, being the same person as Bernice S. Miller

Property known as: 324 Draper Circle, 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 22 day of January, 2020.

Bernice L. Miller

Bernice L. Miller

STATE OF TN
COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Bernice L. 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 Sumner County, ~~State~~ TN this 22nd day of Jan., 2020.

Notary Public

Commission expiration:

State of TN
County of Sumner

The Actual Consideration of this transfer is $ 0

Melissa D. Rogers

Affiant

Witness my hand and official seal at Sumner County, Tenn. this 24th day of January 2020.

Connie L Timbs

Notary Public

Commission expiration: 2-8-2023

State of _____
County of _____

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

In Witness Whereof, the undersigned has hereunto set his hand on this the 22ND day of January 2020.

Cathy M. Meeks

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Cathy M. Meeks** 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, TN this 22ND day of January 2020.

Notary Public

Commission expiration:

State of _____
County of _____

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires 8-27-2022

The ~~Actual Consideration~~ of this transfer is $ 0

_____
Affiant

Witness my hand and official seal at _____ County, _____ this ____ day of _____, 2020.

_____
Notary Public

Commission expiration:

State of _____
County of _____