QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS.

NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND FOUNDATION TITLE AND ESCROW SERIES, LLC SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

Karen Johnson Davidson County
Batch# 454040 DEEDQC
08/11/2020 10:38:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200811-0089147

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2020. 20 WDS

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
545 N. Mt. Juliet Road, #1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Helen F. Bruce	**Helen F. Bruce**	**Map 083-07-0** **Parcel 140.00**
(Name) **708 Powers Avenue**	**708 Powers Avenue**	
(Address) **Nashville, TN 37206**	**Nashville, TN 37206**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Phillip Michael Miller, an unmarried man,** hereinafter referred to as Grantor, hereby quitclaims to **Helen F. Bruce, an unmarried woman,** her heirs and assigns forever, all of his right, title and interest in the following described real estate, situated and lying in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "B" on the Map of Tillman's Subdivision, Part One, as of record in Book 1130, Page 29, Register's Office for said county.

Said Lot No. 10 fronts 65 feet on the easterly side of Powers Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Phillip Michael Miller and wife, Glynda J. Miller from Helen F. Bruce, dated October 9, 2014, and of record in Instrument Number 20141014-0094757, Register's Office for Davidson County, Tennessee.

***Glynda J. Miller passed away on September 29, 2018.**

***This is Improved Property commonly known as: 708 Powers Avenue, Nashville, TN 37206.**

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

IN WITNESS WHEREOF, has hereunto set his signature, on this, the 7th day of AUGUST, 2020.

Phillip Michael Miller

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Phillip Michael Miller**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 7th day of AUGUST, 2020.

NOTARY PUBLIC

My commission expires:

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY