Karen Johnson Davidson County
Batch# 528075 DEEDQC
12/09/2020 11:16:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201209-0143593

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
RACHEL JOHNSON	GUARANTEED RATE, INC.	MAP 053
1308 BRYAN ST.	4044 NORTH LINCOLN #324	GROUP 02-0
OLD HICKORY, TN 37138	CHICAGO, ILLINOIS 60618	PARCEL 043.00

KNOW ALL MEN BY THESE PRESENTS:

That JOHN CORY MILLER, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Third Circuit Court for Davidson County, Tennessee, Docket No. 20D1863 between, RACHEL LEIGH JOHNSON, Plaintiff (being one and the same as RACHEL JOHNSON), and JOHN CORY MILLER, Defendant, does hereby demise, release, and forever quitclaim unto the said, RACHEL JOHNSON, her heirs successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 178, SECTION "C", VILLAGE OF OLD HICKORY (sometimes referenced as E.I. Dupont de Nomours and Company's Subdivision, Section C-2 in previous deeds), as shown on plat of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Timothy Heath Hendricks and Amanda Oliver Hendricks, husband and wife, by Warranty Deed from Patricia L. Ingersoll f/k/a Patricia L. Hunt, dated February 28, 2014, and of record in Instrument No. 20140304-0018183, Register's Office for Davidson County, Tennessee.

This is IMPROVED property which has 1308 Bryan Street, Old Hickory, Tennessee 37138

Being the same property conveyed to Rachel Johnson, an unmarried woman, and John Cory Miller, an unmarried man, as tenants in common with the rights of survivorship by Warranty Deed from Timothy Heath Hendricks and wife, Amanda Oliver Hendricks, dated January 25, 2016 and recorded on January 27, 2016 with Instrument No. 20160127-0007897, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and any other matters of record.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD

The said RACHEL JOHNSON, hereby agrees to pay and agrees to hold JOHN CORY MILLER harmless from one Deed of Trust in favor of Guaranteed Rate, Inc., said note bearing an original unpaid principal balance of $176,800 as evidenced by a Deed of Trust of record filed in Instrument No. 20201112-0133073, recorded on November 12, 2020 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JOHN CORY MILLER, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

JOHN CORY MILLER
Grantor

LEYLA GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 2 day of December, 2020.

Leyla Givens
NOTARY PUBLIC

My Commission Expires: 03-08-2022

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named RACHEL JOHNSON, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

RACHEL JOHNSON
Affiant/Grantee

LEYLA GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 2 day of December, 2020.

Leyla Givens
NOTARY PUBLIC

My Commission expires: 03-08-2022

This instrument prepared from information provided by the parties involved.