This instrument was prepared by:
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Murfreesboro, Tennessee 37130
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Karen Johnson Davidson County
Batch# 554660 DEEDQC
01/14/2021 02:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210114-0006673

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ron Miller P.O. Box 1281 Mt. Juliet, TN 37121	SAME	086-07-0-025.00

THIS INSTRUMENT WAS PREPARED BY INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED.

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the undersigned, Kimberly Kay Miller, ("GRANTOR") by these presents, quitclaims, grants and coveys unto Ron Miller ("GRANTEE") the undersigned's interest in and to the following tract or parcel of land in Davidson County, Tennessee, to wit:

Being Lot No. 64, Phase 1, Section Two on the Plan of Jackson's Retreat, as of record in Plat Book 5200, Page 334 and 335 and amended in Book 5972, Page 96, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ron Miller by Warranty Deed from Catherine Lopez, unmarried, dated 12/29/06 and filed for record on 01/10/07 in Instrument No. 20070110-0004133, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Catherine Lopez, unmarried, by Warranty Deed from Robert E, Cress Jr., married and wife, Tracy L. Cress dated 08/24/00 and filed for record on 09/08/00 in Instrument #20000908-0089073, Register's Office for Davidson County, Tennessee. See also Power of Attorney of record on 09/08/00 in Instrument #20000908-0089072, said Registers Office.

Subject to all matters of record in the Plan of Record in Plat Book 5200, pages 334 & 335, and as amended in Book 5972, page 96, said Register's Office.
Subject to restrictions of record in Plat Book 5741, page 360, said Register's Office.

Subject to By Laws of record in Book 5745, Page 294, said Register's Office. Charter of record in Book 5745, Page 283, said Register's Office.

This is improved property commonly known as 1145 Jacksons View Road, Hermitage, Tennessee 37076

Said property is conveyed subject to such limitations, restrictions and encumbrances and other matters of record, including all items set out on any applicable plat of record.

IN WITNESS WHEREOF I have hereunto set my hand on this 12th day of January 2021.

KIMBERLY KAY MILLER
GRANTOR

STATE OF TENNESSEE }
}SS:
COUNTY OF Wilson }

Personally appeared before me, the undersigned, a Notary Public in and for said State, the within named Kimberly Kay Miller, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Mt. Juliet, Tennessee, this 12th day of January 2021.

NOTARY PUBLIC
My commission expires: ~~January 8, 2019~~ 10/06/2021

CHRISTOFFERSEN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

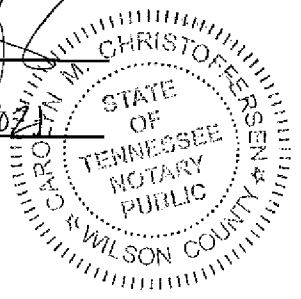
STATE OF TENNESSEE }
}SS:
COUNTY OF ~~RUTHERFORD~~ Wilson }

This transfer was entered pursuant to the Court Ordered Marital Dissolution Agreement. The actual consideration or value, whichever is greater for this transfer is $0.00.

RON MILLER
AFFIANT

Sworn to and subscribed before me this 12th day of January 2021.

NOTARY PUBLIC
My commission expires: 10/06/2021



True Copy Certification

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

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KRISTIN L BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

Notary's Signature

My Commission Expires: 3-5-23