Karen Johnson Davidson County
Batch# 686744 DEEDQC
07/30/2021 08:56:33 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210730-0102524

THIS INSTRUMENT IS BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND THE CURRENT DEED OF RECORD AT TIME OF PREPARATION. NO TITLE SEARCH WAS PERFORMED, AND PREPARER MAKES NO WARRANTIES AS TO STATUS OF TITLE AT TIME OF PREPARATION.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr. Anthony Paul Miller, et al.	Same as Owner	026 13 0 063 and 026 13 0 075.00
810 Red Tanager Court		
Nashville, TN 37221		

THIS INSTRUMENT PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $create tenancy in common.

Affiant

SUBSCRIBED and sworn to before me on this the 26 day of July, 2021.

NOTARY PUBLIC

My Commission expires: 1-26-25

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, We, **JAMES T. MILLER, ANTHONY P. MILLER and KERRY M. MILLER,** hereby convey to **JAMES T. MILLER, ANTHONY P. MILLER and KERRY M. MILLER,** each a one-third undivided interest, as tenants in common, in and to the following land, to wit:

LAND in Davidson County, Tennessee being described as follows:

Tract No. 1: A one-acre tract on the East side of I-65, West of the L & N Railroad and known as Map & Parcel NO.: 026 13 0 075.00.

Tract No. 2: A four-acre tract also on the East side of I-65, West of the L & N Railroad and known as Map & Parcel No. 026 13 0 063.00.

BEING the same property conveyed to JAMES T. MILLER, ANTHONY P. MILLER and KERRY M. MILLER by Affidavit of Heirship dated June 29, 2021, and recorded as Instrument No. 20210702-0089733, Register's Office for Davidson County, TN.

BEING previously the property conveyed to MARTHA T. MILLER a/k/a MARTHA JO MILLER, MARTHA THOMPSON MILLER and MARTHA MILLER SLOAN by Last Will and Testament of record in Will Book 198, Page 678. The said Martha T. Miller having died October 29, 2015, leaving as her sole heirs, her sons, James T. Miller, Anthony P. Miller and Kerry M. Miller.

This is unimproved property known as 0 Pleasant Green Road, Goodlettsville, TN 37072.

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

WITNESS, my hand, this 26 day of July, 2021.

JAMES T. MILLER

ANTHONY P. MILLER

KERRY M. MILLER

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JAMES T. MILLER, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN this the 26 day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 1-28-22

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, ANTHONY P. MILLER, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN this the 26th day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 3/21/2026

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, KERRY M. MILLER, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN this the 26 day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 1-28-26