Return To:

Bonnie Harry
P.O. Box 977
Dillon, MT 59725

Karen Johnson Davidson County
Batch# 715035 DEEDQC
09/13/2021 03:31:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20210913-0122553

Prepared By:

Brian F. Close
Attorney at Law
P.O. Box 5212
Bozeman, MT 59717-5212

Map 39, Parcel 4

Property Address:

6323 Old Hickory Blvd.
Whites Creek, TN 37189

Tax Bills to:

James W. Miles
PO Box 61,
Whites Creek TN 37189

QUIT CLAIM DEED

I, Daniel Frank Miles, of 502 W. Highway 10, tenant in common in the below described property, GRANTOR, do hereby grant by gift all my interest in said property located in Davidson County, Tennessee, to my sister, Bonnie Harry, of P.O. Box 977, Dillon, MT 59725, GRANTEE.

See Attached Legal Description

Together with all tenements, appurtenances, and hereditaments, subject to any rights of way appearing of record, restrictive covenants pertaining to said property now on file and of record in the office of the Clerk & Recorder of Gallatin County.

Dated this 14th day of August, 2021.

Daniel F. Miles

Daniel Frank Miles - Grantor

STATE OF MONTANA)
: ss
COUNTY OF PARK)

On this 14th day of August, 2021, before me personally appeared Daniel Frank Miles, Grantor, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that she executed the same.

BRIAN F CLOSE
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
November 13, 2023

Brian F. Close, Notary Public for
the State of Montana

STATE OF MONTANA)
: ss
COUNTY OF PARK)

The actual consideration or value, whichever is greater, for this transfer is $ 0.00, as exempt under Section 67-4-409(a)(4).

Bonnie Harry, Affiant

Sworn before me this 14th day of August, 2021.

BRIAN F CLOSE
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
November 13, 2023

(Seal)

Brian F. Close, Notary Public for
the State of Montana

ATTACHMENT - Legal Description

A certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers-Surveyors, September 9, 1959, as follows:

Beginning at an iron pin on the northerly margin of Old Hickory Boulevard southwestwardly 51 feet from the southwest corner of the property conveyed to Charles B. Graves and his wife, by deed from Willie D. Harris and wife, of record in Book 2737, page 267, Register's Office for Davidson County, Tennessee; thence with the northerly margin of said Boulevard, South 33 degrees 45' West 41 feet, South 36 degrees 15' West 100 feet, South 38 degrees 45' West 100 feet and South 42 degrees 45' West 34 feet to an iron pin; thence North 56 degrees 45' West 170 feet to an iron pin; thence North 42 degrees East 225 feet to a pin; thence South 75 degrees East 163.7 feet to the beginning, containing 0.93acres, more or less.

Being the same property conveyed to Forrest Seat by deed from William F. Seat and wife, Ruby Lois Seat, of record in Book 6392, Page 937, Register's Office for Davidson County, Tennessee. The said Forest Seat having died intestate on March 8, 2000, in Davidson County, Tennessee, having his only heirs-at-law being Marilyn LoisSeat, Nickey Seat and Penny R. Edwards.

Being the same property conveyed to Daniel Frank Miles and James Wellington Miles, recorded as Instrument Number 200006220062310, of record Register's Office for Davidson County, Tennessee.