**This Instrument Prepared by:**
**Banker Title & Escrow Corporation**
**3310 West End Avenue, Suite 540**
**Nashville, Tennessee 37203**

Karen Johnson Davidson County
Batch# 878716 DEEDQC
06/27/2022 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220627-0073284

# QUITCLAIM DEED

| Address New Owner as Follows: | Send Tax Bill to: | MAP-PARCEL |
|---|---|---|
| Betty Miller<br>311 Red Coat Run<br>Clarksville, TN 37043 | NEW OWNER | 150 02 0 155.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, We, **Paul Miller Jr. and Crystal Manners,** the **Grantors** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Betty Miller,** the **Grantee** herein, her successors and assigns, all of their right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 33A on the plan of Harbor Gate, Section One, Revised, Zone Lot Division, as of record at Book 6250, Page 638, amending plat at Book 5200, Page 712, Register's Office for Davidson County, Tennessee, both to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Paul D. Miller by Warranty Deed from Joseph C. Kimery, an unmarried person, of record in Book 9478, Page 169, Register's Office for Davidson County, Tennessee. Paul D. Miller died intestate on December 17, 2020, leaving his wife, Betty Miller, his daughter, Crystal Manners, and his son, Paul Miller, Jr., as his sole heirs at law. See also Affidavits of Heirship, recorded contemporaneously herewith, in Instrument No. 20220622-0071264 and Instrument No. 20220622-0071325, said Register's Office.

The Grantors have never lived at the above-described property as married persons and said property is not the marital residence of any of the Grantors.

**This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.**

**This instrument prepared based upon information provided by Grantors. No title search has been conducted pursuant to the execution of this Quitclaim Deed.**

This is improved real property with a mailing address of: 815 Lake Terrace Dr., Nashville, TN 37217

**IN WITNESS WHEREOF**, the undersigned has executed this instrument on the 14 day of June, 2022.

**Paul Miller Jr.**

**Crystal Manners**

CHRIS PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**STATE OF** Tennessee )
**COUNTY OF** Williamson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paul Miller Jr. and Crystal Manners,** the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of June, 2022.

Notary Public

My Commission Expires: March 17, 2024

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

CHRIS PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The Actual Consideration or Value, whichever of greater, for this ~~transfer is~~ $0.00.

**Affiant**

Subscribed and sworn to before me this 14 day of June, 2022.

Notary Public

My Commission Expires: March 17, 2024

**True Copy of Certification**

I, Paula M. Van Cuyk, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on June 14, 2022.

Signature

Date: 6/21/2022

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this the day of 21st June, 2022.

Notary Public

My Commission Expires: 9-18-2024

SEAL

SANDRA L. IDZI
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY