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Karen Johnson Davidson County
Batch# 911809 DEEDQC
09/02/2022 08:23:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220902-0098925

This instrument is prepared by:
Please record and return to:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd, Suite 200
Nashville Tennessee 37215

The Actual Consideration or Value, whichever is greater, for this transfer is: $0.00

Affiant: Theresa L. Smith

Subscribed and sworn to before me this 12th **day of** August, 2022.

SHEILA L. MAHONEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public: Sheila L. Mahoney

My Commission Expires: 10/02/2023

QUITCLAIM DEED

Address New Owner:
Ronald Miller
P.O. Box 1281
Mount Juliet, TN 37121

Send Tax Bills To:
SAME

Map-Parcel Number:
07508024500

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Kimberly Miller,** by these presents do hereby transfer, quitclaim and convey unto **Ronald Miller,** his successors and assigns, all of her rights, title, and interest in and to the described tract of land in **Davidson** County, Tennessee as follows to wit:

BEING Lot No. 561, on the Plan of Tulip Grove Subdivision, Section Ten, of record in Book 5800, Page 199, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly Miller by Deed from Kenneth H. Jones, and wife Shannon M. Jones dated March 29th, 2005, recorded in Instrument No. 20050407-0038179, in The Register of Deeds for Davidson County, Tennessee.

This is unimproved property known as: 594 Tulip Grove Road, Hermitage, Tennessee 37076.

WITNESS my hand and official seal this 12 day of August, 2022.

Kimberly Miller



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 12th day of August, 2022, before me, the undersigned, a Notary Public, for the State of Tennessee and County aforesaid, personally appeared **Kimberly Miller,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument as the principal, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Davidson County Tennessee this 12th day of August, 2022.

Notary Public

My Commission Expires: April 26, 2025

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE LEGAL DESCRIPTION FROM THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF. NO INDEPENDENT TITLE EXAMINATION OF THE SUBJECT PROPERTY HAS BEEN CONDUCTED BY PREPARER