Prepared By·
Foundation Title & Escrow Series, LLC
123-A Center Pointe Drive
Clarksville, TN 37040

Karen Johnson Davidson County
Batch# 1062592 DEEDQC
10/19/2023 08 23 20 AM 2 pgs
Fees $12 00 Taxes $0 00

20231019-0081870

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is **$ 0.00**

Affiant

Subscribed and sworn to before me, this 10 day of October, 2023

Notary Public
My commission expires 8/12/24

LUTHER P. RAMSEY III
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Jeffery S. Miller**, hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto **Jeffery S. Miller and Julie A. Deakins as tenants in common,** hereinafter the Grantee, all his/her/their right, title and interest which said Grantor has in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit.

Being Unit No 928 on the Plan of Section 2, Fox Run Condominiums, as shown by plat of record in Plat Book 5200, Page 148, as established by the Master Deed of record in Book 5535, Page 713, as corrected in Book 5895, Page 516 and Book 5936, Page 301, as amended in Book 6370, Page 817 and Book 8510, Page 95, in the 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 the Grantor by deed dated July 18, 2023, recorded July 20, 2023, of record in Instrument Number 2023720-0055989 Register's Office for Davidson County, Tennessee

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This property is improved property known as

928 Old Fountain Place, Hermitage TN 37076

Tax ID # 064120A92800CO

New owner address and Send Tax Bills to

Jeffery S Miller and Julie A Deakins
108 Greenwich Ct, Old Hickory, TN 37138

Witness my hand this 10 day of October, 2023

Jeffery S Miller

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeffery S Miller, the bargainor herein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 10 day of October, 2023

Notary Public
My commission expires 8/12/24



(Seal)

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND THE PROPERTY DESCRIPTION HEREIN WAS FURNISHED BY GRANTOR/GRANTEE AND IS NOT THE RESPONSIBILITY OF THE ATTORNEY PREPARING THE DEED.

THE ATTORNEY PREPARING THE DEED IS THE DRAFTSMAN ONLY OF THE DOCUMENT AND IS NOT THE PERSON RESPONSIBLE FOR CLOSING THIS TRANSACTION AND THE PARTIES AGREE THAT THE DRAFTSMAN WILL NOT BE CONSTRUED AS A PERSON REQUIRED TO REPORT THIS TRANSACTION UNDER IRS §5064(E) OR OTHER APPLICABLE LAW(S).