Karen Johnson Davidson County
Batch# 1079565 DEEDQC
12/07/2023 01:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231207-0094647

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Vanquish Land Title, LLC
20 Publix Drive, Unit 138
Clayton, NC 27527

File No.: 23-0088TN

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Patricia D. Miller and Louis Miller 1008 Eddystone Court Nashville, TN 37207	Patricia D. Miller and Louis Miller 1008 Eddystone Court Nashville, TN 37207	059 15 0A 113.00

THIS INDENTURE made this 20 day of Nov 2023 between, Patricia D. Miller, a married woman, herein joined by her spouse Louis Miller, First Party,

and Patricia D. Miller and Louis Miller, Wife and Husband, Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING ALL OF LOT NO. 81, ON THE FINAL PLAT OF PHASE FIVE, CHATEAU VALLEY, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20050815-0096234, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

Parcel ID: 059 15 0A 113.00

Commonly known as 1008 Eddystone Court, Nashville, TN 37207
However, by showing this address no additional coverage is provided

Being the same property conveyed to PATRICIA D. MILLER, A MARRIED WOMAN by GEORGE BRANDT, A MARRIED MAN AND ERIC SOX, A MARRIED MAN in an instrument dated May 29, 2015 and recorded June 4, 2015 in Instrument 20150604-0052159.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 20 day of Nov, 2023

Patricia D. Miller

Louis Miller

STATE OF TN

COUNTY OF Davidson

On 11/20/23 before me, Ann Stathos Donnell, personally appeared Patricia D. Miller and Louis Miller, proved to me on basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in her/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument that person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

_____(SEAL)
Notary Public

My Commission Expires: 09/02/24

STATE OF TN
COUNTY OF Davidson

The actual consideration of this transfer is $0.00.

Patricia D. Miller

Subscribed and sworn to before me this 20 day of Nov 2023.

Notary Public

My Commission Expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Michelle Keene, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/20/2023 (date of document).

Michelle Keene, Affiant
Date: 12/05/2023

State of North Carolina
County of Johnston

Sworn to and subscribed before me this 5th day of December, 2023.

DEIRDRE L LEACH
NOTARY PUBLIC
JOHNSTON COUNTY, NC
My Commission Expires 9-25-2024

Notary Public, Deirdre L. Leach