Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Patricia S. Miller	Patricia S. Miller	Map 131 14
4622 Villa Green Drive	P.O. Box 158558	Parcel 59.00
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Patricia S. Miller, Trustee, Oscar L. Shultz Family Credit Shelter Trust U/W dated October 21, 2003** and **Patricia S. Miller, Executrix of the Last Will and Testament of Elsie Uland Shultz dated October 21, 2003** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Patricia S. Miller, individually** ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 94 on the Plan of Section Two, 2nd Addition, Seven Hills, as of record in Book 2854, Page 80, Register's Office for said County.

Said Lot No. 94 fronts 119.1 feet on the east side of Villa Green Drive, and runs back 399.1 feet on the north line and 435.1 feet on the south line, to a dead line in the rear on which it measures 143.4 feet.

Being the same property conveyed to **Patricia S. Miller, Trustee, Oscar L. Shultz Family Credit Shelter Trust U/W dated October 21, 2003** by Quitclaim Deed, dated October 18, 2012, of record in Instrument No. 20121102-0101176, Register's Office for Davidson County, Tennessee and to Elsie Uland Shultz by Quitclaim deed, dated October 21, 2003, of record in Instrument No. 20031106-0162817, Register's Office for Davidson County, Tennessee. Elsie Uland Shultz died on July 26, 2016, testate, with her will probated as Case No. 16P1473 in Seventh Circuit Court, Davidson County, TN.

This is unimproved property known as **4622 Villa Green Drive, Nashville, TN 37215.**

(Description from prior deed of record).

AND the said Patricia S. Miller, in her capacity as Executrix under the Last Will and Testament of Elsie Uland Shultz, deceased, filed in Davidson County Probate Court Case No. 16P1473, does hereby covenant with the Grantee that as such Executrix (and not individually) she is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned;

BILL GARRETT, Davidson County
Trans:T20160108291 DEEDQC
Recvd: 12/09/16 08:40 3 pgs
Fees:17.00 Taxes:0.00
20161209-0129262

AND as such Executrix, (and not individually) she does further covenant and bind herself to warrant and forever defend the title to the said real property to the said Grantee, and her heirs and assigns, against the lawful claims of all persons claiming by or through said Executrix.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 2nd day of December, 2016.

OSCAR L. SHULTZ FAMILY
CREDIT SHELTER TRUST
U/W DATED OCTOBER 21, 2003
By:

Patricia S. Miller, Successor Trustee
Patricia S. Miller, Successor Trustee

ESTATE OF ELSIE ULAND SHULTZ
By:

Patricia S. Miller, Executrix
Patricia S. Miller, Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Patricia S. Miller, Successor Trustee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of December, 2016.

Mary Reedy
Notary Public

My Commission Expires:
May 5, 2020

MARY REEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Patricia S. Miller, Executrix** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of December, 2016.

Mary Reedy
Notary Public

My Commission Expires:
May 5, 2020

MARY REEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Patricia S. Miller
Affiant

Sworn to and subscribed to before me, this the 2nd day of December, 2016.

Mary Reedy
Notary Public

My Commission Expires:
May 5, 2020

MARY REEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY