Davidson County DEEDQC
Recvd: 05/11/17 14:58 5 pgs
Fees:27.00 Taxes:0.00
20170511-0046990

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG/DHM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Number(s)
Richard M. Miller Revocable Trust Richard M. Miller Jr., Ellen M. Tanner, Claire M. Robbins, Co-Trustees P.O. Box 59464 Nashville, TN 37205	Same	116-13-0-152.00 Davidson County

EXECUTOR'S QUITCLAIM DEED

WHEREAS, Richard M. Miller Sr. and Betty R. Miller acquired the real property described on Exhibit A hereto (the "Property") as tenants by the entirety; and

WHEREAS, Betty R. Miller died on April 4, 2016, in Nashville, Tennessee; and

WHEREAS, Richard M. Miller Sr. ("Decedent") died testate on January 4, 2017, leaving a validly executed last will and testament dated May 11, 2005 (the "Will"), which has been probated and is properly recorded on Docket Number 17P85, Probate Court for Davidson County, Tennessee; and

WHEREAS, Richard M. Miller Jr. is the duly qualified and acting executor of Decedent's estate; and

WHEREAS, at the time of Decedent's death, Decedent owned the Property; and

WHEREAS, in accordance with the terms of the Will, the residuary estate, of which the Property is a part, passes to the Richard M. Miller Revocable Trust.

NOW THEREFORE AND PURSUANT TO the authority granted to him as executor under the Will, RICHARD M. MILLER JR., as EXECUTOR OF THE ESTATE OF RICHARD M. MILLER SR., and not further or otherwise, does hereby quitclaim, and by these presents transfer and convey unto RICHARD M. MILLER JR., ELLEN M. TANNER, and CLAIRE M. ROBBINS, as CO-TRUSTEES OF THE RICHARD M. MILLER REVOCABLE TRUST, their successors and assigns, all of his right, title, and interest, as executor of the estate of Richard M. Miller Sr., in and to that certain tract or parcel of land located in Davidson County, Tennessee, described on Exhibit A hereto.

This is improved property known as 5104 Boxcroft Place, Nashville, Tennessee.

The descriptions herein are the same as those contained in the prior instruments.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including the following:

1. Restrictive covenants of record in Book 4932, Page 76, amended in Book 4956, Page 648 and Book 5430, Page 263, Register's Office, Davidson County, Tennessee.
2. Easements and setback lines as set forth on the above plan of record.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 11th day of May, 2017.

ESTATE OF RICHARD M. MILLER SR.

Richard M. Miller Jr., executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Richard M. Miller Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as executor of the estate of Richard M. Miller Sr. for the purposes therein contained.

WITNESS my hand, at office, this 11th day of May, 2017.

Notary Public

My Commission Expires:
11-5-18

PAMELA J PRATT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Richard M. Miller Jr.

Subscribed and sworn to before me
this 11th day of May, 2017.

Notary Public

My Commission Expires:
11-5-19

PAMELA J PRATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

BEING Lot No. 20 of the Boxcroft Subdivision, as of record in Plat Book 4860, Page 28, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Richard M. Miller Sr. and wife, Betty R. Miller, by deed from Cain Properties, Inc., a Tennessee corporation, of record in Book 11561, Pages 893-95, Register's Office, Davidson County, Tennessee.

22930129.1

True Copy Certification

I, A. Danielle Burns, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: May 6, 2019
Notary' Seal (if on paper)

