Davidson County DEEDQC
Recvd: 05/16/17 09:44 6 pgs
Fees:32.00 Taxes:0.00
20170516-0048341

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 Jr., Ellen M. Tanner, and Claire M. Robbins P.O. Box 59464 Nashville, TN 37205	Same	116-13-0-152.00 Davidson County

TRUSTEE'S QUITCLAIM DEED

WHEREAS, Richard M. Miller Jr., Ellen M. Tanner, and Claire M. Robbins are the co-trustees (the "Trustees") of the Richard M. Miller Revocable Trust (the "Trust"); and

WHEREAS, the Trustees acquired the real property described on Exhibit A hereto (the "Property"); and

WHEREAS, Richard M. Miller Sr. died on January 4, 2017, and henceforth upon his death, and pursuant to the terms of the Trust agreement, the property is to pass to Richard M. Miller Jr., Ellen M. Tanner, and Claire M. Robbins, outright and free of trust.

NOW THEREFORE AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to the requirements of the Trust, RICHARD M. MILLER JR., ELLEN M. TANNER, and CLAIRE M. ROBBINS, as CO-TRUSTEES OF THE RICHARD M. MILLER REVOCABLE TRUST, and not further or otherwise, do hereby quitclaim, and by these presents transfer and convey unto RICHARD M. MILLER JR., ELLEN M. TANNER, and CLAIRE M. ROBBINS, as equal tenants in common, their heirs and assigns, all of their right, title, and interest, as co-trustees of the Richard M. Miller Revocable Trust, 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 have executed this instrument on this 15th day of May, 2017.

RICHARD M. MILLER REVOCABLE TRUST:

Richard M. Miller Jr., co-trustee

Ellen M. Tanner, co-trustee

Claire M. Robbins, co-trustee

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 co-trustee of the Richard M. Miller Revocable Trust for the purposes therein contained.

WITNESS my hand, at office, this 15th day of May, 2017.

Notary Public

PAMELA J PRATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
11-5-18

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 15th 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) EMT

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Ellen R. Tanner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as co-trustee of the Richard M. Miller Revocable Trust for the purposes therein contained.

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

Notary Public

My Commission Expires:
09/07/2020

JAIME L HEARSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Florida
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~ Nassau)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Claire M. Robbins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as co-trustee of the Richard M. Miller Revocable Trust for the purposes therein contained.

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

Deanna George
Notary Public

My Commission Expires:
10-31-20

DEANNA GEORGE
Commission # GG 43380
My Commission Expires
October 31, 2020

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 Jr., Ellen M. Tanner, and Claire M. Robbins, as co-trustees of the Richard M. Miller Revocable Trust, by deed from Richard M. Miller Jr., as executor of the estate of Richard M. Miller Sr., of record at Instrument Number 20170511-0046990, Register's Office, Davidson County, Tennessee.

22930310.1

True Copy Certification

I, __Lucretia Albert_, do hereby make oath that I am a licensed attorney and/or 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.

Lucretia Albert
Signature

State of Tennessee

County of Davidson

Personally appeared before me, _Heather C. Dye_, a notary public for this county and state, _Lucretia Albert___ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather C. Dye
Notary's Signature

My Commission expires: 8/20/19

Notary's Seal (if on paper)

