Davidson County DEEDQC
Recvd: 05/23/17 11:32 4 pgs
Fees:22.00 Taxes:0.00
20170523-0051124

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 33684	STATE OF TENNEESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $333,333.33 Affiant Subscribed and sworn to before me, this 22nd day of May, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

QUITCLAIM DEED

Address New Owner: Richard M. Miller, Jr. P.O. Box 59464 Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 116-13-0-152.00 Davidson County

IN VALUABLE CONSIDERATION the receipt of which is hereby acknowledged, ELLEN M. TANNER ("Grantor"), does hereby quitclaim, transfer and convey unto RICHARD M. MILLER, JR. and CLAIRE T. MILLER, husband and wife, ("Grantees"), their heirs and assigns all of her right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

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

This is not the marital residence of Grantor.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2017.

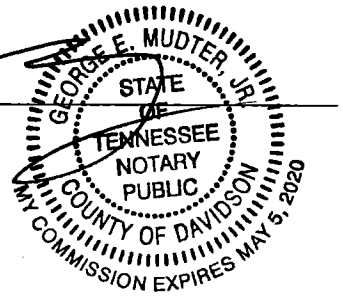
Ellen M. Tanner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Witness my hand, at office, this 22nd day of May, 2017.

Notary Public



My Commission Expires:

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, by deed from Richard M. Miller Jr., Ellen M. Tanner and Claire M. Robbins as Co-Trustees of the Richard M. Miller Revocable Trust of record at Instrument No. 20170516-0048341, Register's Office, Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

