This transfer is exempt from the payment of any transfer tax as provided in T.C.A. § 67-4-409(a)(3)(f).

BILL GARRETT, Davidson County
Trans:T20170070720 DEEDQC
Recvd: 08/15/17 14:06 2 pgs
Fees:12.00 Taxes:0.00
20170815-0083675

This instrument was prepared by:
AmeriEstate Legal Plan, Inc.
3525 Hyland Ave. Suite 150
Costa Mesa, CA 92626

Address New Owner as Follows:	**Send Tax Bill to:**	**Map Parcel Number:**
THE RONALD O. AND MAXINE W. MILLER LIVING TRUST 905 VILLA PLACE NASHVILLE, TN 37212	RONALD O. MILLER and MAXINE W. MILLER Trustee(s) of THE RONALD O. AND MAXINE W. MILLER LIVING TRUST 905 VILLA PLACE NASHVILLE, TN 37212	105-13-0-382.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that RONALD O. MILLER, married and MAXINE W. MILLER, his wife, who joins herein to indicate her consent to this transfer and to relinquish any right or interest that she might have or obtain in the below-described property, for and in consideration of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and do hereby remise, release and forever quitclaim unto RONALD O. MILLER and MAXINE W. MILLER Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of RONALD O. MILLER and MAXINE W. MILLER, under the terms of THE RONALD O. AND MAXINE W. MILLER LIVING TRUST *(Share H)* Dated 8/10/17, its successors and assigns, his/her entire right title and interest in and to a certain tract or parcel of land in **DAVIDSON County, Tennessee**, described as follows:

BEING PART OF LOT MARKED "JACOB SCHMIDT" NINE ACRES, OF THE PLAN OF THE W. L. B. LAWRENCE LANDS, AS OF RECORD IN BOOK 21, PAGE 148, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED FURTHER ACCORDING TO A PLAT OF THE LAND OF JACOB SCHMIDT HEIRS, MADE BY W. B. SOUTHGATE, SURVEYOR, AND OF RECORD IN BOOK 547, PAGE 120, OF SAID REGISTER'S OFFICE, AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF CARUTHERS AVENUE AND 10TH AVENUE SOUTH; RUNNING THENCE NORTHERLY WITH THE EASTERLY MARGIN OF 10TH AVENUE 50 FEET, THENCE EASTERLY AND PARALLEL WITH CARUTHERS AVENUE 135 FEET, MORE OR LESS; THENCE SOUTHERLY AND PARALLEL WITH 10TH AVENUE SOUTH, 50 FEET TO THE NORTHERLY MARGIN OF CARUTHERS AVENUE; THENCE WESTERLY WITH THE NORTHERLY MARGIN OF SAID AVENUE, 135 FEET, MORE OR LESS, TO THE BEGINNING.

BEING the same land conveyed to RONALD O. MILLER from RONALD O. MILLER, Successor Trustee of The Dorothy C. Miller Revocable Living Trust, by Deed of record as Instrument #20150130-0009057 on January 30, 2015, in the Register's Office for DAVIDSON County, Tennessee.

Description contained herein was taken from a prior deed and without benefit of an updated survey. Preparer makes no representation as to the accuracy of said description.

This improved property is known as: 2314 10TH AVENUE SOUTH, NASHVILLE, TN 37204

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this 10 day of Aug, 2017

Ronald O. Miller
RONALD O. MILLER

I, **MAXINE W. MILLER** , spouse of **RONALD O. MILLER**, hereby join in this conveyance to indicate my consent to this transfer and to relinquish any right or interest that I might have or obtain in the above-described property by virtue of the provisions of the Code of Tennessee pertaining to augmented estates, or under any other provisions of law.

DATED: 8/10/17

Maxine W. Miller
MAXINE W. MILLER

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and said county and state, RONALD O. MILLER and MAXINE W. MILLER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville Tennessee, this 10 day of Aug, 2017.

Notary Public

My Commission expires: 11-09-19

DANIEL SCOTT BRADDOCK STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY COMM. EXP. 11-09-2019

AFFIDAVIT OF VALUE

The actual consideration for this transfer is $-0-

Ronald O. Miller
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn to before me this 10 day of Aug, 2017

Notary Public

My Commission Expires: 11-09-19

DANIEL SCOTT BRADDOCK STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY COMM. EXP. 11-09-2019

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION GIVEN BY THE PARTIES HERETO. DESCRIPTION CONTAINED HEREIN WAS TAKEN FROM A PRIOR DEED AND WITHOUT BENEFIT OF AN UPDATED SURVEY. PREPARER MAKES NO REPRESENTATION AS TO THE ACCURACY OF SAID DESCRIPTION.