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



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	081-08-0-501.00

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 THE SOUTHERLY HALF OF LOT NO. 145 ON THE PLAN OF THE NORTH NASHVILLE REAL ESTATE PROPERTY AS OF RECORD IN BOOK 21, PAGE 105, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 145 FRONTS 25 FEET OF THE EASTERLY SIDE OF 6TH AVENUE NORTH, FORMERLY HIGH STREET, AND RUNS BACK BETWEEN PARALLEL LINES 182 FEET, MORE OR LESS, TO AN ALLEY.

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 #20150130-0009059 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: 1618 6TH AVENUE NORTH, NASHVILLE, TN 37208

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 August, 2017

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

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 August, 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-

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.