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 14:09 2 pgs
Fees:12.00 Taxes:0.00
20170815-0083680

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	105-01-0-199.00

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 LOT NO. 65 OF THE MAP OF BOYD AMENT TRACT, OF RECORD IN BOOK 21, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 65 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF TREMONT STREET AND RUNS BACK BETWEEN PARALLEL LINES 168 FEET 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 #20170501-0042567 on May 1, 2017, 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: 1313 TREMONT STREET, NASHVILLE, TN 37212

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.