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 14:10 2 pgs
Fees:12.00 Taxes:0.00
20170815-0083682

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	105-01-0-009.00

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 72.6 FEET OF LOT "F" IN THE SUBDIVISION BLOCK 1 IN THE SHIELDS PLAN OF LOTS IN WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 31, R.O.D.C., TENNESSEE.

SAID PART OF SAID LOT FRONTS 72.6 FEET ON THE WESTERLY SIDE OF VILLA STREET AND RUNS BACK BETWEEN PARALLEL LINES 150.6 FEET, MORE OR LESS, TO AN ALLEY.

SAID PROPERTY IS SUBJECT TO LIFE ESTATE INTERESTS OF JACKIE V. ALSUP, JOHN CRAIG AND HERBERT CRAIG ESTABLISHED IN THE DOROTHY C. MILLER REVOCABLE LIVING TRUST.

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 #20150130-0009061 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: 911 VILLA PLACE, 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
RONALD O. MILLER

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 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.