Box-14
X-0295-3

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 34353 DEEDQC
12/07/2017 09:56:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171207-0124815

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 5th day of December, 2017.

Notary Public

My commission expires: 7-8-2019

(AFFIX SEAL)

CORYLYN S. PRIEST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charley Sam Miller Jr.	**"New Owner"**	**133 14 0 039 00**
471 Elysian Fields Road		
Nashville 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Carole Edmondson Roberge (f/k/a Carole Rose Edmondson) Successor Trustee of The Ruby Ellen Miller Revocable and Living Trust U/A/D 12/15/2000

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Charley Sam Miller, Jr., unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 88 on the Plan of Elysian Park, of record in Book 2331, Page 32, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Ruby Ellen Miller, Trustee of The Ruby Ellen Miller Revocable Living Trust, dated December 15, 2000, by Warranty Deed from Ruby E. Miller, an unmarried person, of record in Instrument No. 20001218-0123606, Register's Office for Davidson County, Tennessee.

THE said Ruby Ellen Miller died on February 15, 2017, in Rutherford County, Tennessee. The said Carole Edmondson Roberge f/k/a Carole Rose Edmondson and/or Mary Therese Williams were named Successor Trustees of The Ruby Ellen Miller Revocable Living Trust u/a/d December 15, 2000. Each trustee having the full and complete authority to act for the Trust without consent of the other trustee and to act independently in performing transactions on behalf of The Ruby Ellen Miller Revocable Living Trust, u/a/d December 15, 2000. Carole Edmondson Roberge was formally known as Carol Rose Edmondson.

PURSUANT to the terms and conditions of said Trust, the subject property is directed to be distributed to Charley Sam Miller, Jr., upon the death of Ruby Ellen Miller. This Quitclaim Deed has been executed and delivered in compliance with such direction.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is Improved (__X__) Unimproved (____) property, known as: **417 Elysian Fields Road, Nashville, TN 37211**

X-0295

Witness my/our hand(s) this **5th** day of **December, 2017.**

Carole Edmondson Roberge (f/k/a Carole Rose Edmondson) of the Ruby Ellen Miller Revocable and Living Trust U/A/D 12/15/2000, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carole Edmondson Roberge, Successor Trustee, of The Ruby Ellen Miller Revocable Living Trust U/A/D 12/15/2000,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **December, 2017.**

ANDREW THOMAS WOLF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/8/21