Karen Johnson Davidson County
Batch# 194053 DEEDQC
02/11/2019 11:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190211-0012694

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Paul Thomas Miller Affiant Subscribed and sworn to before me this 2nd day of February, 2019. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Paul Thomas Miller, Trustee 4001 Sneed Road Nashville, Tennessee 37215	SAME	116 16 0 103.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Paul Thomas Miller, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases

and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Paul Thomas Miller, Trustee of the Paul Thomas Miller Living Trust**, established by the Revocable Trust Agreement of Paul Thomas Miller dated February 2, 2019, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 2nd day of February, 2019.

Paul Thomas Miller

Paul Thomas Miller

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 Paul Thomas Miller, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 2nd day of February, 2019.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 25 of Part 1, Wallace Subdivision, as of record in Book 1424, Page 16, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Sneed Avenue, at the corner of Lots Nos. 24 and 25; thence with the westerly margin of said Avenue, northwardly 109.9 feet to the beginning of a curve; thence around said curve in a northwesterly direction 31.5 feet to the southwesterly margin of Sneed Terrace; thence with the southerly margin of said Sneed Terrace, westwardly 189.9 feet to the northwest corner of Lot No. 25; thence with the west line of said lot; southwardly 130 feet to the corner of Lots Nos. 24 and 25; thence with the line between said eastwardly 210 feet to the westerly margin of Sneed Avenue, the point of beginning.

Being the same property conveyed to Paul Thomas Miller and wife, Gail Andrews Miller, by deed from Paul Thomas Miller, of record as Instrument No. 20020906-0108218, Register's Office for Davidson County, Tennessee.

Gail Andrews Miller died on November 21, 2018.

This is improved property known as 4001 Sneed Road, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

