Prepared By:
NEAL & HARWELL, PLC
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Karen Johnson Davidson County
Batch# 317316 DEEDWARRSP
11/19/2019 09:54:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20191119-0119230

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Ian Wesley Miller and Teresa Ivey Miller, Trustees 933 Orrville Wood Lane Wildwood, MO 63005	Ian Wesley Miller and Teresa Ivey Miller, Trustees 933 Orrville Wood Lane Wildwood, MO 63005	093061J09600CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ian Wesley Miller and Teresa Ivey Miller, owning the below mentioned real property as tenants by the entirety, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to Ian Wesley Miller and Teresa Ivey Miller, Trustees of the Miller Trust dated November 5, 20 19, said Trustees hereinafter collectively called the GRANTEES.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever.

GRANTORS covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for general or special taxes and assessments required to be paid in the year 2019 and subsequent years, and subject to all other matters of record.

GRANTORS further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the GRANTEES, their successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTORS, but not otherwise.

GRANTORS and GRANTEES acknowledge and agree that Tenn. Code Ann. § 35-15-510 shall apply to the real property conveyed by this Special Warranty Deed and all proceeds related to such real property.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signatures on Following Page)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness the execution of this Deed by the undersigned as of this 5 day of November, 20 19.

GRANTORS:

Ian Wesley Miller

Teresa Ivey Miller

GRANTEES:

Ian Wesley Miller, Trustee of the
Miller Trust dated March 5, 2019,

Teresa Ivey Miller, Trustee of the
Miller Trust dated November 5, 2019,

STATE OF Missouri)
COUNTY OF St Louis)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Ian Wesley Miller and Teresa Ivey Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Chesterfield, Missouri, this 5th day of November 2019.

Victoria Walker
Notary Public

My Commission Expires: 10-19-23

VICTORIA WALKER
Notary Public - Notary Seal
St Charles County - State of Missouri
Commission Number 11227737
My Commission Expires Oct 19, 2023

STATE OF Missouri)
COUNTY OF St Louis)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Ian Wesley Miller and Teresa Ivey Miller, Trustees of the Miller Trust dated November 5, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained by signing their names as Trustees on behalf of the Trust.

WITNESS my hand and seal, at office in Chesterfield, Missouri, this 5th day of November 2019.

Victoria Walker
Notary Public

My Commission Expires: 10-19-23

VICTORIA WALKER
Notary Public - Notary Seal
St Charles County - State of Missouri
Commission Number 11227737
My Commission Expires Oct 19, 2023

STATE OF Missouri)
COUNTY OF St Louis)

The actual consideration or value whichever is greater, for this transfer is $0.00. The trust named herein is a revocable trust. No transfer tax is payable pursuant to Tenn. Code Ann. Sec. 67-4-409(a)(3)(F).

L W. Nutt
Affiant

Sworn to and subscribed before me this 5th day of November, 2019.

VICTORIA WALKER
Notary Public - Notary Seal
St Charles County - State of Missouri
Commission Number 11227737
My Commission Expires Oct 19, 2023

Victoria Walker
Notary Public

My Commission Expires: 10-19-23

EXHIBIT A

LEGAL DESCRIPTION

A certain condominium located in Davidson County, Tennessee, being Unit No. 1604 of Viridian Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Viridian of record in Instrument Number 20061004-0122833, and Addendum of record in Instrument No. 20061004-0122834, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

BEING the same property conveyed to Ian Wesley Miller and Teresa Ivey Miller by Warranty Deed dated October 11, 2017, and of record as Instrument No.: 20171012-0104767, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 415 Church Street, Unit 1604, Nashville, TN 37219.