Karen Johnson Davidson County
Batch# 360593 DEEDQC
02/20/2020 08:30:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20200220-0018747

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock
662 Woodward Avenue
Detroit Michigan 48226

NEW OWNER and
Send tax bill to:
Jonathan E. Miller, Trustee
Mary Frances Miller, Trustee
208 Clearbrook Ct
Nashville Tennessee 37205

Real Estate Tax ID Number: **129-06-0-045.00, 129 06 0 045.00**

This document was prepared under the supervision of Michael P. Bell, 1390 Piccard Drive, Ste. 300, Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

③

3443007119

66836786-5438654

QUITCLAIM DEED
Under T.C.A. Section 66-5-103(B)(2)

This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(F) or (G).

THIS QUITCLAIM DEED, made this 1 day of Feb, 2020 by and between **Jonathan E. Miller and Mary Frances Miller, husband and wife, as joint tenants,** whose post office address(es) is/are **208 Clearbrook Ct, Nashville, Tennessee 37205,** as party or parties of the first part, "Grantor", and **Jonathan E. Miller and Mary Frances Miller, Trustees under the Revocable Trust Agreement of Jonathan E. Miller and Mary Frances Miller, dated July 2, 2019,** whose post office address(es) is/are **208 Clearbrook Ct, Nashville, Tennessee 37205**, as party or parties of the second part, "Grantee",

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 208 Clearbrook Ct, Nashville, Tennessee 37205

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURE PAGE(S) TO FOLLOW)

(SEAL)
Jonathan E. Miller

(SEAL)
Mary Frances Miller

STATE OF TN

COUNTY DAVIDSON, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jonathan E. Miller and Mary Frances Miller**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Name: Donyetta Lark
Commission Expiration Date: 5/27/22

DONYETTA LARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/22/2022
RUTHERFORD COUNTY

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON **to wit:**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ZERO DOLLARS ($0.00) .

(SEAL)
Affiant

Subscribed and sworn to before me on this the 1 **day of** Feb, 20 20.

Notary Public
NAME: Donyetta Lark

My Commission Expires: 5/27/22

DONYETTA LARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/22/2022
RUTHERFORD COUNTY

66836786

EXHIBIT A

Legal Description:

Land situated in the County of Davidson in the State of TN

BEING LOT NO. 119 ON THE PLAN OF WEST MEADE PARK, INC. SECTION ONE, AS OF RECORD IN PLAT BOOK 2900, PAGES 103 AND 104, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Jonathan E. Miller and Mary Frances Miller, as joint tenants, by deed dated _____, of record in Deed Instrument/Case No. __202002200018745___, in the Davidson County Register of Deeds.

Parcel Identification Number: 129-06-0-045.00, 129 06 0 045.00
Commonly Known As: 208 Clearbrook Ct, Nashville, Tennessee 37205

Trustee's Affidavit and Certification

Before me, the undersigned Notary Public, personally appeared Jonathan E. Miller and Mary Frances Miller (hereinafter "Affiant(s)"), having personal knowledge of the facts and matters set forth herein, who being first by me duly sworn, on oath, under penalty of perjury, deposes and says:

1. I am a trustee (or duly appointed successor trustee) under the following trust agreements (also please list any modifications, amendments, restatements):

Revocable Trust Agreement of Jonathan E. Miller and Mary Frances Miller, dated July 2, 2019

Said trust agreements have not been terminated or revoked and that pursuant to the terms of the trust I have the ability to act alone.

2. With the exception of any modifications or amendments or restatements referenced in Paragraph 1 above, there has been no amendment to the trust agreements.
3. Affiant does not have actual knowledge of any facts indicating that the trust is invalid.
4. Affiant swears and affirms that there are no co-trustees that have not been identified and made a part of the subject transaction.
5. Affiant swears and affirms that under the above trust agreements, trustee has powers to manage trust property, execute deed(s) and other instruments, mortgage, convey, and encumber real and/or personal property held in trust.
6. Affiant is aware that the grantee and/or lender, including but not limited to, Quicken Loans, Inc. and its title insurance company are relying upon this Affidavit to issue title insurance policies without exception to the matter(s) noted above. Affiant does hereby indemnify lender, Amrock and its title insurance company against any loss or damage occasioned by their reliance upon this Affidavit (including attorneys' fees and costs) resulting from, directly or indirectly, any inaccuracies contained in this Affidavit.
7. Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the state of Tennessee for falsely swearing to statements made in an Affidavit of this nature. Affiant further certifies that he has read this Affidavit and completely understands its contents.

(SEAL)
Jonathan E. Miller, Trustee

(SEAL)
Mary Frances Miller, Trustee

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jonathan E. Miller and Mary Frances Miller, Trustees**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein cointained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Name: Donyetta Lark
Commission Expiration Date: 5/22/22

DONYETTA LARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/22/2022
RUTHERFORD COUNTY

True Copy Certification

I, Betsy Lanzotti, 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.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne