This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 416594 DEEDQC
06/17/2020 09:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200617-0062669

New Owner:	**Send Tax Bill:**	**Map/Parcel**
WILLIAM GLENN MILLER, Trustee ALLEN MILLER IRREVOCABLE TRUST, dated November 22, 2019 2214 Carter Avenue Nashville, Tennessee 37206	SAME	83-3 245 15DA39086

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

Stacy Bayett
AFFIANT

Sworn to and subscribed before me this June 9, 2020.

Alison Baldoni
Notary Public

My Commission Expires:

ALISON BALDONI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-24-2022

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, ALLEN C. MILLER, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to WILLIAM GLENN MILLER, Trustee of the ALLEN MILLER IRREVOCABLE TRUST, dated November 22, 2019.

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.

WITNESS MY HAND this November 22, 2019.

By: Allen C Miller
ALLEN C. MILLER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALLEN C. MILLER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this November 22, 2019.

NOTARY PUBLIC

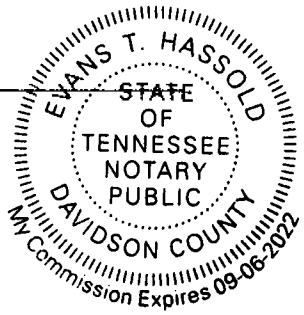
My Commission Expires: 

Exhibit A

Property Description

Said property is described to wit:

BEING the easterly 80 feet of the westerly 160 feet on the northerly 353 feet of Lot No. 51 on the Plan of BROWNSVILLE, of record in Plat Book 21 at page 9, Register's Office for Davidson County, Tennessee, described according to a survey made by W. B. Southgate, Surveyor, January 28, 1938.

Being the same property conveyed to ALLEN C. MILLER and wife, LINDA F. MILLER, by Warranty Deed of record from HICKMAN J. GIBSON and wife, GWEN GIBSON, in Book 6844, Page 802, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record, as well as the following:

This conveyance is subject to taxes for the year 1986 and subsequent years.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 2214 Carter Avenue, Nashville, Tennessee 37206.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:

LINDSAY WEISS HINSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).