THIS INSTRUMENT PREPARED BY:

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Karen Johnson Davidson County
Batch# 637028 DEEDQC
05/17/2021 09:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210517-0065787

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

John W. Miles
AFFIANT

Subscribed and sworn to before me this the 13th day of May, 2021.

Brooke Rector
Notary Public

BROOKE RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

My Commission Expires:

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owner(s):	Send Tax Bills To:	Parcel Identification No.:
John Wayne Miles 602 Elaine Drive Nashville, TN 37211	John Wayne Miles 11940 Central Pike Mt. Juliet, TN 37122	133 13 0 028.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that John Wayne Miles, Executor of the Estate of Maude B. Miles, deceased, (the "decedent"), who died on November 24, 2020, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will that was duly admitted to probate in Davidson County, Tennessee, Docket Number 21P-460, Probate Court Clerk's Office for said county, hereby releases, remises and quitclaims unto John Wayne Miles, all of the right, title and

interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

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

WITNESS my hand this 13 day of May, 2021.

John Wayne Miles, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 13th day of May, 2021.

Brooke Rector
Notary Public

My Commission Expires:

BROOKE RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 635 on the Plan of Caldwell Hall, Section VII, of record in Book 3300, page 19, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 635 fronts 80 feet on the north side of Elaine Drive, and runs back 185.4 feet on the west line and 119 feet on the east line to a dead line in the rear on which it measures 98 feet.

Being the same property conveyed to John H. Miles and wife, Maude B. Miles, by deed from Andrew Ewing, Trustee, of record in Book 3431, page 83, Register's Office for Davidson County, Tennessee. John H. Miles predeceased Maude B. Miles on March 17, 2000. By operation of law, John H. Miles's interest vested in Maude B. Miles. Maude B. Miles subsequently died on November 24, 2020 and devised her entire interest in the subject property to John Wayne Miles by Will recorded in the Seventh Circuit Court for Davidson County, Clerk's Office (Probate Division) on March 29, 2021 under Docket No. 21P-460.

This is improved property known as 602 Elaine Drive, Nashville, Davidson County, Tennessee 37211.

CERTIFICATE OF AUTHENTICITY

I, Anna E. Vasquez, 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.

Anna E. Vasquez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Anna E. Vasquez, 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)

