Karen Johnson Davidson County
Batch# 750503 DEEDQC
11/08/2021 08:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211108-0148564

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--. Affiant Subscribed and sworn to before me, this 12th day of August, 2021. Brooke Rector Notary Public My Commission Expires:

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

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Paul Alexander Miller and/or Julia Mary Gertrude Miller, Trustees 1720 Temple Avenue Nashville, Tennessee 37215	SAME	131 03 0 194.00

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 Alexander Miller and wife, Julia Mary Gertrude Miller**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 Alexander Miller and/or Julia Mary Gertrude Miller, Trustees of the Paul & Julia Miller Living Trust, established by the Revocable Trust Agreement of Paul Alexander Miller and Julia Mary Gertrude Miller dated August 12, 2021**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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 our hands this 12th day of August, 2021.

Paul A. Miller

Paul Alexander Miller

Julia M.G. Miller

Julia Mary Gertrude Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Alexander Miller and Julia Mary Gertrude Miller, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of August, 2021.

My Commission Expires: _____

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

_____
Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee being lot No. 50 on the plan of Neil Hunt Subdivision on record Plat Book 974, page 19 Registers Office for Davidson County.

Said Lot No. 50 fronts 75.15 feet on the northerly margin of Temple Avenue and extends back between parallel lines 225.0 feet to a dead line.

Being the same property conveyed to Paul A. Miller and wife, Julia M. G. Miller, by deed from Robert H. Conn and wife, Judith A. Conn, of record in Book 6266, page 767, Register's Office for Davidson County, Tennessee.

Paul Alexander Miller and Paul A. Miller are one and the same person. Julia Mary Gertrude Miller, Julia M. G. Miller and Julia M. Miller are one and the same person.

This is improved property known as 1720 Temple Avenue, 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 original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 12, 2021.

11-02-2021
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of November, 2021.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

