Karen Johnson Davidson County
Batch# 870736 DEEDQC
06/13/2022 03:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220613-0067234

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
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EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me this 3rd **day of June, 2022.**

Notary Public

My Commission Expires: 1-11-2026

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel No.:
David Edward Miller II and Kimberli Joi Miller Tipps, TIC 111 33rd Avenue South, Apt. 101 Nashville, TN 37212	-SAME-	Map 042 14 0 Parcel 073.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **David Edward Miller II, Executor of the Estate of David Edward Miller, deceased** (the "decedent"), who died on December 6, 2020,

in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament that was duly admitted to probate in Davidson County, Tennessee, on February 22, 2021, and recorded under Docket No. 21P-189 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby releases, remises and quitclaims unto **David Edward Miller II and Kimberli Joi Miller Tipps, as equal tenants in common,** with each grantee owning an undivided one-half interest, 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.

WITNESS my hand this 3rd day of June, 2022.

David Edward Miller II, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Edward Miller II, Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of June, 2022.

Notary Public

My Commission Expires: EMILY HARVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-11-2026

EXHIBIT A

Legal Description

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

Being Lot No. 34 on the Plan of Section One, Blair Estates, of record in Book 2663, page 24, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Westchester Drive at the corner of Lots 33 and 34; thence with the line between said lots westerly 260 feet to a corner of Lot 35; thence with the line between Lots 34 and 35, southerly 168.5 feet to the north margin of Tuckahoe Drive; thence with the margin of the same easterly 296.61 feet to the beginning of a curve; thence around said curve northeasterly 47.12 feet to the west margin of Westchester Drive; thence with the margin of the same northerly 160 feet to the point of beginning.

Being the same property conveyed to David E. Miller and wife, Annie B. Miller, by Installment Deed from J. W. Blair and wife, Betty E. Blair, of record in Book 2742, page 205, Register's Office for Davidson County, Tennessee.

Annie B. Miller predeceased David E. Miller on July 1, 2017.

David E. Miller subsequently died on December 6, 2020 and devised the subject property to David Edward Miller II and Kimberli Joi Miller Tipps by Last Will and Testament recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on February 22, 2021 under Docket No. 21P-189.

David E. Miller and David Edward Miller are one and the same person.

This is improved property known as 400 Tuckahoe Drive, Madison, Tennessee 37115.

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 June 3, 2022.

06-07-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of June, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

