This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
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# 896918 DEEDQC
08/01/2022 12:14:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220801-0087212

New Owner:	Send Tax Bill:	Map/Parcel
James Frank Miller and Linda Doyle Miller, Trustees of the Miller Joint Revocable Living Trust dated July 26, 2022, and any amendments thereto 1621 Glenridge Drive Nashville, TN 37221	Same New Owner	142 13 0A 143.00

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][3][F]).

AFFIANT

Sworn ~~to and subscribed~~ before me this 26th day of July 2022.

Notary Public

RYAN KNIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-19-2025
(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JAMES F. MILLER** and **LINDA D. MILLER**, husband and wife, (Grantors), by these present do hereby quitclaim and convey unto **JAMES FRANK MILLER AND LINDA DOYLE MILLER, TRUSTEES OF THE MILLER JOINT REVOCABLE LIVING TRUST DATED JULY 26, 2022, AND ANY AMENDMENTS THERETO,** (Grantees), as tenants by the entireties, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 143 on the plat of Riverside, Phase 2, a Planned Unit Development, as shown on the plan of Riverside, of record in Book 7900, page 656, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being/the same property conveyed to James F. Miller and wife, Linda D. Miller, by Deed from Rochford Realty & Construction, Co., Inc., of record in Book 10376, page 885, Register's Office for Davidson County, Tennessee.

This is improved property known as 1621 Glenridge Drive, Nashville, Tennessee 37221.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, and all applicable governmental and zoning regulations.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

WITNESS MY HAND this 26 day of July 2022.

By: _____
JAMES F. MILLER

By: _____
LINDA D. 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 James F. Miller and Linda D. Miller, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 26th day of July, 2022.

_____
NOTARY PUBLIC
My Commission Expires: 3/19/2025

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025