Karen Johnson Davidson County
Batch# 959513 DEEDQC
01/10/2023 09:34:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230110-0002009

This instrument was prepared by
FOREMAN WATSON HOLTREY, LLP
101 SE Parkway Court, Suite 220
Franklin, TN 37064

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(vi).

This Instrument was prepared by information furnished by the parties with no title examination being made and no warranties as to the status of title provided, and the parties hereto hold Foreman Watson Holtrey, LLP, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

New Owner:	**Send Tax Bill To:**	**Map/Parcel:**
Elizabeth G. Miller, Trustee Miller Revocable Living Trust Dated December 28, 2022 4015 Aspen Grove Drive, Apt. 4040 Franklin, TN 37067	Elizabeth G. Miller 735 Tulip Grove Rd. Hermitage, TN 37076	75-12-0-F-010

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Grantor, **Elizabeth Green Miller**, an unmarried person, who is one and the same as Elizabeth G. Miller, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, quitclaim unto Grantee, Elizabeth G. Miller, Trustee, or her successors in interest of the Miller Revocable Living Trust, dated December 28, 2022, and any amendments thereto, all of my right, title and interest in and to the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee , being Lot No. 10 a/k/a Unit 118, on the Plan of Tulip Cove Townhomes, a horizontal property regime with private elements, as shown in Exhibit "B" of Master Deed Plat Plan of record in Instrument No. 20050525-0059119, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed from Marquis Homes, LLC to Elizabeth G. Bailey, an unmarried person as set forth in Deed Instrument #20060125-0009468 dated 01/24/2006, recorded 01/25/2006, DAVIDSON County, TENNESSEE.

Being the same property conveyed to Elizabeth Green Miller, an unmarried person by Quitclaim Deed of record from Elizabeth Green Miller, an unmarried person who acquired title as Elizabeth G. Bailey, an unmarried person, in Instrument 2010905-0091220, 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.

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

This is improved property known as 735 Tulip Grove Road, Hermitage, Tennessee 37076.

This conveyance is made as a transfer by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferer, or as a transfer by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse.

WITNESS our hands this 28th day of December, 2022.

Elizabeth Green Miller

Elizabeth Green Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared Elizabeth Green Miller, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

Witness my hand, at office, this 28th day of December, 2022.

Matthew Faulk, Notary Public

My Commission Expires: February 23, 2025

