Karen Johnson Davidson County
Batch# 1001020 DEEDQC
05/09/2023 09 55 23 AM 3 pgs
Fees $17 00 Taxes $0 00
20230509-0034408

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER T.C.A. SECTION 67-4-409(a)(1)(C)(iv)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kasey W. Miller 3046 Jenry Drive Nashville, TN 37214	New Owner	085-11-0-053.00

ESTATE QUITCLAIM DEED

KNOW ALL PERSONS by these presents that KASEY W. MILLER, as Personal Representative of the Estate of Joyce A. Miller, deceased (the "Decedent"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the Decedent's estate pursuant to the Decedent's Will which was duly admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee (Docket No. 22P-1693), hereby quitclaims unto KASEY W. MILLER, his heirs and assigns, all of the interest of the Decedent and the Decedent's estate in and to a certain tract or parcel of land lying and being in Davidson County, Tennessee (the "Property"), more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The Property is improved property located on 3046 Jenry Drive, Nashville, Tennessee 37214.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the Property.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and, no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 5 day of May 2023.

Kasey W Miller

KASEY W. MILLER
Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, KASEY W. MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the court appointed Personal Representative for the Estate of Joyce A. Miller and that he as such Personal Representative, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as Personal Representative.

WITNESS my hand, at office, this 5th day of May 2023.

David A. Childress

Notary Public

My Commission Expires: 5/9/2023

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
(To Estate Quitclaim Deed)

Legal Description

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Stanford Country Club Estates, Section III, of record in Book 2900, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by deed from DAVID LYNN KREIS and wife, EMILY D. KREIS, to NORMAN W. MILLER and wife, JOYCE B. MILLER, dated April 14, 1967, of record in Book 4120, Page 919, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from NORMAN WAYNE MILLER to JOYCE ANN MILLER, dated February 5, 1990, of record in Book 8041, Page 514, said Register's Office, pursuant to Final Decree of Divorce, Docket No. 88D-981, Fourth Circuit Court of Davidson County, Tennessee.