Karen Johnson Davidson County
Batch# 1087792 DEEDQC
01/03/2024 08:22:30 AM 3 pgs
Fees: $22.00 Taxes: $0.00
20240103-0000453

Preparer is not the person closing this transfer, and Parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation. Parties agree that preparer has not rendered advice regarding tax or estate matters.

ADDRESS NEW OWNER:	Elnora Sullivan Miller 2722 Oakwood Avenue Nashville, TN 37207
SEND TAX BILLS TO:	New Owner
MAP-PARCEL NOS.	06016019500

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229-2004

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration with a value greater than Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, and for the express purposes of **vesting title solely in Elnora Sullivan Miller, unmarried, as the sole record owner, I, Elnora Sullivan Miller,** (herein "Grantor") by these presents do hereby quitclaim and convey all of my interest to **Cindy S. Smith, Trustee, with full power to transfer and convey**, (herein "Trustee") her successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

Being Lot No. 28 on the Plan of resubdivision of Lots Nos. 26 through 37, both inclusive and parcel "A" of Section 1, Shepardwood Subdivision, as of record in Book 4350, Page 118, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Elnora Sullivan Miller and husband, David L. Miller, from Elnora Miller a/k/a Elnora Sullivan Miller by Quitclaim Deed recorded on September 26, 2001, in Instrument No. 20010926-0104385, in the Register's Office for Davidson County, Tennessee. David L. Miller died on March 22, 2011, leaving Elnora Sullivan Miller as the sole surviving tenant by the entirety.

This is improved property with a common address of 2722 Oakwood Avenue, Nashville, TN 37207.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I the said **Cindy S. Smith, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all of my interest in said property to **Elnora Sullivan Miller, unmarried,** the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect said premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall refer to the appropriate gender as the context requires.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 2nd day of January 2024.

Elnora Sullivan Miller

Elnora Sullivan Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Elnora Sullivan Miller, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of January 2024.

SARAH CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MARCH 21, 2026

Notary Public

My Commission Expires: 3-21-26

Trustee

Cindy S. Smith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Cindy S. Smith, Trustee,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of January 2024.

SARAH CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MARCH 21, 2026

Notary Public
My Commission Expires: 3-21-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $zero.

Elnora Sullivan Miller

Affiant

Subscribed and sworn to before me this 2nd day of January 2024.

SARAH CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MARCH 21, 2026

Notary Public

My Commission Expires 3-21-26

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **January 2, 2024** (date of document).

Cindy S. Smith, Affiant

1/2/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this _2nd_ day of January 2024.

Notary

MY COMMISSION EXPIRES: _____

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026