Karen Johnson Davidson County
Batch # 1095756 DEEDQC
01/30/2024 10:25:17 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20240130-0006421

PREPARED BY:
TAMIKA PARKER, BPR# 035599
73 White Bridge Rd. 103 POB 154
Nashville, TN 37205
Ph: (615) 547-2393

RECORDED DOCUMENT
TAX BILL TO BE MAILED TO
NEW OWNWERS AT:
Deloise Miller Uwaje
1785 Springwater Way
Lithonia, GA 30058

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 00.00
Deloise Miller Uwaje, **Affiant**
Subscribed and sworn before me this the
30 **Day of** January, 2024.
Brandi Wells, **Deputy Register**

EXECUTORS DEED
for
1018 Meridian Street. Nashville, TN 37207

KNOW ALL MEN BY THESE PRESENTS THAT:

DOROTHY MILLER, Decedent, passed from this world on December 12, 2023, (Exhibit A, Death Certificate) leaving a Last Will and Testament dated November 15, 2023. The Will of the Decedent named Delois Miller Uwaje as Executrix and Sole Beneficiary of the decedent's estate and sole owner of the real property which is the subject of this Executor's Deed. (Exhibit B, Last Will and Testament of Dorothy Miller.)

In my capacity as Sole Beneficiary of the said Estate, I, Delois Miller Uwaje, do hereby convey and quitclaim the following described real estate in Davidson County, Tennessee to myself in accordance with Article Five, *Bequests and Devises*, of the said Last Will and Testament of Dorothy Miller.

The said land being described as Parcel Number: 08203024000, which was conveyed by Warranty Deed (Instrument No.: DB-00004877 0000128) by Ben Harrington and wife, Lola M. Harrington to Delois Miller on October 15, 1979, and recorded by the Davidson County Register of Deeds in Book 5516, Page 304 on October 18, 1979, in Davidson County and further described as:

EDGED, WE, Ben Harrington and wife, Lola M. Harrington

HEREINAFTER CALLED THE GRANTORS. HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorothy J. Miller, unmarried

HEREINAFTER CALLED THE GRANTEES. THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being parts of Lots Nos. 54 and 55 on the plan of Benedict Land Co.'s Subdivision of record in Book 332, page 40, Register's Office for Davidson County, Tennessee, and described according to a September 28, 1979, survey by John B. Kohl, III, Tennessee Registered Surveyor, No. 100, as follows:

BEGINNING at a point in the front line of Lot No. 55 on the westerly margin of Meridian Street located southwardly 60.0 feet from the southerly margin of Evanston Avenue; thence, with said westerly margin, southwardly, passing the common front corner of Lots Nos. 55 and 54, at 24.0 feet, a total distance of 40.0 feet; thence, with a line 16.0 feet southerly of and parallel with the line between said lots, westwardly 173.5 feet to the easterly margin of an alley; thence, with said margin, northwardly, passing the common rear corner of said Lots at 16.0 feet, a total distance of 100.0 feet to a point on the southerly margin of Evanston Avenue; thence, with said margin eastwardly 47.5 feet to a point; thence, with a line paralleling said margin of the alley, and said margin of Meridian Street, southwardly 60.0 feet to a point; thence, with a line 60.0 feet southerly of and parallel with Evanston Avenue, eastwardly 126.0 feet to the point of Beginning.

BEING the same property conveyed to Ben Harrington and wife, Lola M. Harrington by deed from Daisy Lois Turnstill of record in Book 4906, page 186, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3368, page 23, and to the easements of record in Book 4483, page 135, both in the Register's Office for Davidson County, Tennessee, and to the matters set forth in the above mentioned plan of record.

unimproved ( )
This is improved (XX) property, known as 1018 Meridian Street, Nashville, Tennessee, 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

[~Intentionally Left Blank~]

The Executrix, by Signing this Deed, quitclaims to herself as the Sole Devisee, according to the Last Will and Testament of Dorothy Miller, the whole and total ownership interest in and to the above-described property, 1018 Meridian St, Nashville, TN 37207. The Executrix further states that all debts of the Estate have or will be paid by herself, and a TennCare Release has been received by her evidencing that the decedent owed no debt to TennCare. (Exhibit C, TennCare Release for Dorothy Miller.)

Delois Miller Uwaje, GRANTOR - Executrix
1785 Springwater Way
Lithonia, GA 30058

Delois Miller Uwaje, GRANTEE
1785 Springwater Way
Lithonia, GA 30058

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

ACKNOWLEDGMENT:

The foregoing Executors' Deed was acknowledged before me, this 29th day of January, 2024, by Delois Miller Uwaje - Executrix, who is personally known to me or who appeared in person.

Witness my hand and seal this 29 day of January, 2024.

Tamika Parker
NOTARY PUBLIC

My Commission Expires 3/3/2026

TAMIKA PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

(SEAL)

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

2023 078951

1. Decedent's Legal Name
DOROTHY JEAN MILLER

4. Time of Death | 5a. Age
10:32 AM | 88

6. Date of Birth | 7. Birthplace
01/22/1935 | BOONEVILLE, MS

6a. Place of Death
DECEDENT'S HOME

6b. Facility Name
1018 MERIDIAN STREET

6c. City or Town
NASHVILLE

6d. County of Death
DAVIDSON

9. Marital Status
WIDOWED

10. Surviving Spouse (If wife, give maiden name)

11a. Decedent's Usual Occupation
CAREGIVER

11b. Kind of Business/Industry
HOMEMAKER

12. Social Security Number
[redacted]

13a. Residence-State or Foreign Country
TENNESSEE

13b. County
DAVIDSON

13c. City or Town
NASHVILLE

13d. Street and Number
1018 MERIDIAN STREET

13e. Inside City Limits?
YES

13f. Zip Code
37207

14. Was Decedent Ever in U.S. Armed Forces?
NO

15. Decedent's Education
8TH - 12TH GRADE, NO DIPLOMA

16. Decedent of Hispanic Origin?
NO, NOT SPANISH/HISPANIC/LATINO

17. Decedent's Race
BLACK OR AFRICAN AMERICAN

18. Husband / Wife
WILLIE MILLER

19. Mother's Name Prior to First Marriage
LORETTIA WILLIAMS

20a. Informant's Name
CARL MILLER

20b. Relationship to Decedent
SON

20c. Mailing Address
805 GILLOCK STREET, NASHVILLE, TN 37218

21a. Method of Disposition
BURIAL

21b. Place of Disposition
NASHVILLE NATIONAL CEMETERY

21c. Location
NASHVILLE, TN

22a. Signature of Funeral Director
► /s/ BYRETTIA LAWRENCE BROADY

22b. License Number
5130

22c. Signature of Embalmer
► /s/ TERRELL ANDRE BROADY

22d. License Number
4117

23a. Name and Address of Funeral Home
TERRELL BROADY FUNERAL HOME, INC., 3859 CLARKSVILLE PIKE, NASHVILLE, TN 37218-2210

23b. License Number
1137

24. Registrar's Signature
► /s/ EDWARD G BISHOP III

25. Date Filed
12/18/2023

26. Certifier
26a. ☒ PHYSICIAN - TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME AND PLACE AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ MEDICAL EXAMINER - ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier
► /s/ JENNIFER LOWE ELLIS

27b. License Number
029060

27c. Date Signed
12/17/2023

27d. Name and Address
JENNIFER LOWE ELLIS 1539 ST C ASHLAND CITY RD, CLARKSVILLE, TN 37040

27. PART I. ENTER THE CHAIN OF EVENTS - DISEASES, INJURIES, OR COMPLICATIONS - THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT PROVIDING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

a.	ATHEROSCLEROTIC CARDIOVASCULAR DISEASE	YEARS
b.		
c.		
d.		

PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I.

28a. Was an Autopsy Performed?
NO

28b. Were Autopsy Findings Available to Complete the Cause of Death?

29. Manner of Death
NATURAL

31. Did Tobacco Use Contribute to Death?
UNKNOWN

32. If Female:
NOT PREGNANT WITHIN PAST YEAR

33. If Transportation Injury, Specify:

34a. Date of Injury

34b. Time of Injury

34c. Injury at Work?

34d. Place of Injury

34e. Did Cause Injury Occur?

34f. Location of Injury

35. How Injury Occurred

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

15548919

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
State Registrar

Ralph Alvarado, MD, FACP
Commissioner

Date Issued: Dec-18-2023

CERTIFICATION OF VITAL RECORD

Last Will & Testament

OF

DOROTHY J. MILLER

I, Dorothy J. Miller, at eight-eight years of age, residing at 1018 Meridian Street, in the city of Nashville, County of Davidson, State of Tennessee being of sound and disposing mind, and not acting under duress, menace, fraud, or undue influence of any person, declare this to be my last will and testament.

Clause I. Revocation of Prior Wills and Codicils

I revoke all previous wills and codicils.

Clause II. Marriage

I was preceded in death by my husband James Dawson. I am currently unmarried.

Clause III. Children

I have six (6) living children:

1. Delois Miller Uwaje
2. Carl Miller
3. Shirley Miller
4. Danny Miller
5. Martha Murphy
6. Charlene Minnifee

And three (3) children who have predeceased me.

1. James Miller
2. Maxcell Miller
3. Michael Miller

Initialed by Testator: D.M

Clause IV. Property Disposed of by Will

It is my intention by this will to dispose of all my property, real, personal, and mixed, including any and all property of whatever nature acquired after the execution of this will, wherever situated.

Clause V. Bequests and Devises to Heirs

Personal Property

I bequeath to my daughter Delois Miller Uwaje, all my personal property including all furniture, household goods, clothing items, jewelry, family heirlooms, photographs, funds in any and all bank accounts, sundries, and residue of my estate. It is my intention that my personal property shall be distributed to my family at Deloise's sound discretion without accounting, review, or challenge of any sort.

Real Property

My interest in the real property located at 1018 Meridian Street, Nashville, Tennessee 37207, shall be devised to Delois Miller Uwaje solely.

Clause VI. Burial Arrangements

I direct my Executrix to follow the arrangements I made for my final disposition as referenced in the document attached entitled "Living Will."

Clause VIII. Lapses and Gift Over

Should any of the bequests made in this Will lapse or fail for any reason, said bequest shall go to Deloise Miller Uwaje.

Clause IX. Debts and Expenses

I direct that all lawful and valid debts and obligations, not barred by the statutes of limitations or discharged in bankruptcy, be paid as soon as practicable after my death.

Clause X. Taxes

All estate, inheritance, succession, or other death taxes, duties, charges, or assessments, imposed on or in relation to any property by reason of my death,

Initialed by Testator: 

whether passing under this will or otherwise, shall be paid by my Executrix before any distributions are made.

Clause XI. Disinheritance

Except as otherwise provided in this will, I intentionally make no other provision for *any* children of mine now living, or any children subsequently born to or adopted by me or any other issue of mine, whether known or unknown to me. Terry Dawson, the adopted son of my former husband, James Dawson, and all his issue are specifically excluded from taking under this will; I gave Terry Dawson his inheritance as an advancement at the time of my husband's death.

Clause XII. Will Contest

Should any of my beneficiaries or devisees in this will contest it in any manner, I revoke any gift to him or her, and direct that his or her share of any gift be disposed of as if he or she had predeceased me.

Clause XIII. Executrix/ Executor

I nominate and appoint Deloise Miller Uwaje, who resides in Atlanta Georgia as the Executrix of this will, to serve without bond, and all inventory and accountings are specifically waived.

In the event that Delois Miller Uwaje is unable to serve as my Executrix, Carl Miller shall serve in her place.

Clause XIV. Attorney for Executor

I appoint Tamika Parker, Esq. of Attorney Tamika Parker, PLLC, attorney and counselor at law, Nashville, Davidson County, Tennessee as the attorney for my estate.

Clause XVI. Endorsement

I, **Dorothy J. Miller**, having signed this instrument in the presence of two disinterested witnesses who attested it at my request on this day, declare this to be my Last Will and Testament.

Initialed by Testator: D.M.

Dorothy Miller
DOROTHY J. MILLER (DATE)

Witness 1: Dorothy Miller
(Print Name and Address)

Witness 1: [signature] 11/15/23
(Signature and Date) 462 Old Tusculum Rd. Antioch TN. 37013

Witness 2: DAVID EMMONS
(Print Name and Address) 1015 Meridian St Nash, TN 37207

Witness 2: [signature]
(Signature and Date)



Tamika Parker
11/15/2023

Initialed by Testator: DJM

OATH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned disinterested witnesses, who, being by me first duly sworn, makes oath to the following:

The above and foregoing was declared by **Dorothy J. Miller** to be her Last Will and Testament who was then and there of sound and disposing mind, memory and understanding and over eighteen (18) years of age. We attest that it was signed and subscribed by him in our view and presence at her request, and that pursuant to Tenn. Code Ann. §32-1-104, we, the undersigned, witnessed and attested the due execution of the Will of **Dorothy J. Miller**, consisting of five (5) pages including this page on which we have signed as witnesses, on this the 15th day of November, 2023.

Dorothy Miller
Testator Signature

Dorothy Miller
Maker Printed Name

Witness Signature

Carolyn Porter
Witness Printed Name

Witness Signature

DAVID J. MURDOCH
Witness Printed Name

SWORN TO AND SUBSCRIBED before me, this the 15th day of November, 2023.

Tamika Parker
NOTARY PUBLIC

MY COMMISSION EXPIRES:



Initialed by Testator: D.M

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV
#

January 29, 2024

Tamika Parker
P.O. Box 154
Nashville, TN 37205

RE: Miller, Dorothy Jean Date of Death: 12/12/2023 SSN: xxx-xx-1663
Our File Number: 118334

Tamika Parker:

The referenced decedent did not receive TennCare Long-Term Services and Supports. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601, et seq.

This document is only relevant to TennCare's claim against the Decedent's probate estate. It does not apply to any Special Needs Trusts, Pooled Special Needs Trust, Qualified Income Trusts, or any other type of trust that contains a Medicaid payback provision. If you need a payoff for this type of trust, you must contact TennCare at 844-629-0941, 2 at prompt, or via email at estate.recovery@tn.gov. Please provide the Decedent's death certificate and copy of the trust when making such a request.

Sincerely,

Joan Jackson
TennCare RFR Processing Unit