Karen Johnson Davidson County
Batch # 1108739 DEEDQC
03/07/2024 12:47:08 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240307-0015947

THIS INSTRUMENT PREPARED BY:
Robert G. Wheeler, Jr.
The Law Office of Robert G. Wheeler, Jr.
P.O. Box 211
Goodlettsville, TN 37070-0211

EXECUTOR'S QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills To:	Map & Parcel Number
David Duane Swearingen 408 N. Missouri Street Toledo, IL 62468	Same as New Owner	098-130-B 022-00-CO

Creighton Herbert Miller, hereinafter referred to as "Decedent", died on June 15, 2023, a single person due to the previous death of his wife, Carolyn Swearingen. He left a Will dated June 5, 2008. The Will was admitted to Probate on September 14, 2023, in the Probate Court for Davidson County, Tennessee, and bears Docket Number 23P1621. The Will named Debra Stinson as Executrix. Debra Stinson is a resident of the State of Illinois and declined to serve as Executrix as evidenced by a Declination to Serve filed with the Probate Court. Ruth Driscoll, sister of the Decedent, was named in the Will as an Alternate Executrix. She is a resident of the State of New York. The Court appointed Pam Van Hoose, a resident of the State of Tennessee, as a Co-Executrix of the Creighton Miller Estate. Both Co-Executrices are duly qualified. All debts of the Decedent have been paid. Pursuant to T.C.A. 67-8-314, the Tennessee Inheritance Tax clearance is no longer required by law since the death occurred after 2016. The Co-Executrices quitclaim to David Duane Swearingen, the sole beneficiary named in Creighton Miller's Will, his heirs and assigns, all right, title and interest in the real estate in Davidson County, Tennessee described below, and in so doing release any right they, as the Co-Executrices, have to recover this property in the event of the subsequent insolvency of this estate.

LAND in Davidson County, Tennessee, being Lot No. 22, on the Plan of Newport, of record in Plat Book 9700, page 568, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Creighton Miller by Warranty Deed from Donnie R. Fletcher and wife, Allison L. Fletcher, of record in Instrument Number 20050322-0031011, Register's Office for Davidson County, Tennessee. And, further being the same property conveyed to Creighton Miller and Carolyn S. Swearingen, husband and wife, as joint tenants with right of survivorship and not as tenants in common, by Quitclaim Deed of record in Instrument Number 20090325-0026919, Register's Office for Davidson County, Tennessee. And, the said Carolyn S. Swearingen having died on June 27, 2017, the said property became vested in her surviving spouse, Creighton Miller, in fee simple.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5001 Vineyard Point, Hermitage, TN 37076.

This transfer is by quitclaim and the undersigned makes no warranties about the title.

WITNESS my hand on the day and date acknowledged below.

ESTATE OF CREIGHTON MILLER

Ruth Driscoll, Co-Executrix

By: Ruth Driscoll, Co-Executrix

Pam VanHoose, Co-Executrix

By: Pam Van Hoose, Co-Executrix

STATE OF New York }
COUNTY OF Warren }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruth Driscoll, Co-Executrix, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 29 day of February, 2024.

DEBRA A. PAPPAS
Notary Public, State of New York
Saratoga Co. #01PA6253718
Commission Expires Jan. 3, 2028

Debra A Pappas
NOTARY PUBLIC

My Commission Expires: _____

STATE OF Tennessee }
COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pam Van Hoose, Co-Executrix, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 6th day of March, 2024.

Robert G. Wheeler, Jr.
NOTARY PUBLIC

My Commission Expires: _____

ROBERT G. WHEELER JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires July 20, 2027

STATE OF New York }
COUNTY OF Warren }

The actual consideration or value, whichever is greater, for this transfer is NONE, the tax being exempt under the provisions of T.C.A. Section 67-4-409(a)(3)(D).

Ruth Driscoll
AFFIANT

Sworn to and subscribed before me this the 29 day of February, 2023.

Debra Pappas
NOTARY PUBLIC

My Commission Expires: Jan 3, 2028

DEBRA A. PAPPAS
Notary Public, State of New York
Saratoga Co. #01PA6253718
Commission Expires Jan. 3, 2028