Karen Johnson Davidson County
Batch# 1128670 DEEDQC
04/29/2024 12:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240429-0030988

THIS INSTRUMENT PREPARED BY: Michael R. Griffin **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me this 26th day of April, 2024. Notary Public My Commission Expires: 1-11-26

JANE B. JERVIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

QUITCLAIM DEED

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Miller 2024 Family Trust 2012 20th Avenue South Nashville, TN 37212	New Owner	10412014900

KNOW ALL PERSONS by these presents that **STEVEN P. MILLER and spouse, JULIE A. MILLER** (collectively the "Grantors"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise, quitclaim and give unto the **MILLER 2024 FAMILY TRUST U/A/D April 26, 2024** (the "Grantee"), all of Grantors

right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee being Lot No. 2 on the Plan of the Re-subdivision of Lots 17 and 18 of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 56, Register's Office for said County, said Re-subdivision being of record in Book 2083, Page 75, said Register's Office, described as follows:
>
> Said Lot No. 2 fronts 50 feet on the easterly margin of 20th Avenue South and runs back between parallel lines 139 feet to a dead line in the rear, measuring 50 feet thereon.
>
> Together with and subject to an easement across the easterly portion of Lot No. 3 on said Plan for access to Bernard Avenue, as shown on a Mortgage Loan Inspection by R. L. Montoya dated July 3, 1986, and an easement for parking and access over a westerly part of Lot No. 4 on said Plan, as shown on a Mortgage Loan Inspection by John Kohl & Company dated July 17, 1986.
>
> Being the same property conveyed to Steven P. Miller and spouse, Julie A. Miller, by deed from Darius Thieme, unmarried, of record as Instrument No. 20080131-0010158, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2020 20th Avenue South, Nashville, TN 37212.
>
> This quitclaim is subject to such limitations, restrictions, and encumbrances as may affect the premises.

{Signature page to follow}

WITNESS my hand effective this 26 day of April, 2024.

Steven P. Miller

Julie A. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN P. MILLER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of April, 2024.

NOTARY PUBLIC

My Commission Expires: 05/07/2024

MICHAEL R. GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIE A. MILLER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of April, 2024.

NOTARY PUBLIC

My Commission Expires: 05/07/2024

MICHAEL R. GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

21606/020241486
4865-3101-8934, v. 1

True Copy Certification

I, Michael R. Griffin, 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 April 26, 2024.

Affiant Signature

Date: 4/29/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of April, 2024.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026