Karen Johnson Davidson County
Batch# 1128670 DEEDQC
04/29/2024 12:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240429-0030991

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: 5/3/27

ANDREW J. BELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner As Follows: Miller 2024 Family Trust 2012 20th Avenue South Nashville, TN 37212	Send Tax Bills To: New Owner	Map-Parcel Number: 10415042800

KNOW ALL PERSONS by these presents that **STEVEN P. MILLER and wife, 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

21606/020241486
4869-2803-6278, v. 1

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. 5 on the Plan of Subdivision of the Estate of Daniel McIntyre, as of record in Chancery Book 3, Page 30, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Steven P. Miller and wife, Julie A. Miller, by deed from William Henley Hayes and wife, Erin Gaines Hayes, of record as Instrument No. 20050602-0062118, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2010 Beechwood Avenue, 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

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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