Prepared by:
Foreman Watson Land Title, LLC
604 Three Springs Road
Bowling Green, KY 42104
from information provided by the parties
without the benefit of a title examination.
The preparer makes no warranties
as to the status of the title.
BG-24-0714T

No Oath of Value Required pursuant to T.C.A. §67-4-409(a)(3)(G)

Karen Johnson
Batch # 1149631
06/21/2024 09:34:39 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240621-0046639

QUITCLAIM DEED

Name and Address of New Owner:
Angela Bond, et al
1013 Mansfield Ave
Nashville TN 37206

Send Tax Bills To
New Owner

Map and Parcel Number:
083-050-166000

For and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Angela Miller, now Angela Bond, trustee of the Emma E. Miller Probate Trust,** hereby quitclaim unto **Angela Miller Bond, Lorenzo Miller, Charles Miller, Michael Miller and Richard Miller,** as tenants in common, their heirs and assigns, all my right, title and interest in and to the real property situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Resubdivision Lots 15 & 16 on the Map of House & Simonton's Subdivision of record in Plat at Instrument No. 20010406-0033653, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Odell Miller and wife, Emma B. Miller by Warranty Deed from Ronald Patrick Lafferty and wife, Jeanie Elaine Lafferty of record in Book 5390, page 937, Register's Office for Davidson County, Tennessee, dated January 25, 1979 and recorded on January 31, 1979.

Odell Miller died January 4, 1991, leaving Emma B. Miller as the surviving tenant by the entirety.

Emma E. Miller died September 15, 2005, her estate being administered through Davidson County Probate Court, Docket No. 05-1516. Last Will and Testament off Emma E. Miller devised property to a trust.

Being the same property conveyed to Emma E. Miller Probate Trust by Quitclaim Deed from Angela Miller Bond, Personal Representative of the Estate of Emma E. Miller of record in Instrument No. 20161102-0115968 Register's Office for Davidson County, Tennessee, dated November 2, 2016 and recorded on November 2, 2016.

This is unimproved property known as **1013 Mansfield Ave., Nashville, TN 37206.**

This conveyance is subject to all lawful matters of record.

In witness whereof, I have hereunto set my hand this 8 day of May, 2024.

Angela Miller Bond, individually and as trustee of the Emma E. Miller Probate Trust
Angela Miller Bond, individually and as Trustee of the Emma E. Miller Probate Trust

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Angela Miller Bond**, the within named bargainor(s), with whom I am personally acquainted (or 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, at office, this 8 day of May, 2024.

Notary Public
My Commission Expires: 1/24/28

Lorenzo Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Lorenzo Miller**, the within named bargainor(s), with whom I am personally acquainted (or 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, at office, this 8 day of May, 2024.

Notary Public
My Commission Expires: 1/24/28

Charles Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Charles Miller**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of May, 2024.

Notary Public
My Commission Expires: 1/24/28

Michael Miller

Michael Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Michael Miller** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of May, 2024.

Notary Public
My Commission Expires: 1/24/28

BRANDON JOHN MILLS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Richard Miller

Richard Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Richard Miller** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of May, 2024.

Notary Public
My Commission Expires: 1/24/28

BRANDON JOHN MILLS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON