Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1242718 DEEDQC
03/04/2025 09:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250304-0015914

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Patricia S. Miller, Trustee
Patricia S. Miller Revocable Living Trust
4622 Villa Green Drive
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map and Parcel No.
131 14 0 059.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Patricia S. Miller, individually**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Patricia S. Miller, Trustee, Patricia S. Miller Revocable Living Trust Agreement dated February 28, 2025** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 94 on the Plan of Section Two, 2nd Addition, Seven Hills, as of record in Book 2854, Page 80, Register's Office for said County.

Said Lot No. 94 fronts 119.1 feet on the east side of Villa Green Drive, and runs back 399.1 feet on the north line and 435.1 feet on the south line, to a dead line in the rear on which it measures 143.4 feet.

Being the same property conveyed to **Patricia S. Miller, individually**, by Quitclaim Deed dated December 2, 2016, from **Patricia S. Miller, Trustee, Oscar L. Shultz Family Credit Shelter Trust U/W dated October 21, 2003** and **Patricia S. Miller, Executrix of the Last Will and Testament of Elsie Uland Shultz dated October 21, 2003**, recorded in Instrument No. 20161209-0129262, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **4622 Villa Green Drive, Nashville, TN 37215**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 28th day of February 2025.

Patricia S. Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Patricia S. Miller**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February 2025.

Notary Public

My Commission Expires:
12/13/27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 28th day of February 2025.

Notary Public

My Commission Expires:
12/13/27

Certificate of Authenticity

I, **Aaron B. Morales**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 28, 2025.

Affiant Signature

February 28, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28th day of February 2025.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

