Karen Johnson Davidson County
Batch# 1274124 DEEDQC
05/16/2025 11:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250516-0038740

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
David Milton Miller, III and Nancy Lee Miller, Co-Trustees 895 Thompson Avenue Nashville, TN 37204	David Milton Miller, III and Nancy Lee Miller, Co-Trustees 895 Thompson Avenue Nashville, TN 37204	132 05 0 041.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged we, DAVID M. MILLER and NANCY MILLER, by these presents do hereby quitclaim and convey unto DAVID MILTON MILLER, III and NANCY LEE MILLER, CO-TRUSTEES OF THE MILLER COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the map of Brookhaven Estates of record in Book 1835, pages 49, 50, and 51, and Ordinance of Abandoned Streets in Book 4167, Page 275 and Book 4237, Page 818, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed of record as Instrument #20151005-0101286, Register's Office for Davidson County, Tennessee.

Being property known as 895 Thompson Avenue, Nashville, Tennessee.

[The remainder of this page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 28 day of April, 2025.

David M. Miller
DAVID M. MILLER

Nancy Miller
NANCY MILLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, David M. Miller and Nancy Miller, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of April, 2025.

Kathryn B. Kerbyson
Notary Public

My Commission Expires:
May 3, 2027

KATHRYN B. KERBYSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 3, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

David M. Miller
David M. Miller

Subscribed and sworn to before me
this 28th day of April, 2025.

Kathryn B. Kerbyson
Notary Public

My Commission Expires:

May 3, 2027

46558153.2

KATHRYN B. KERBYSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 3, 2027

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Apr 28, 2025 (date of document).

Affiant Signature

05/16/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of May, 2025.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

