Karen Johnson Davidson County
Batch# 1354530 DEEDQC
12/05/2025 10:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251205-0096789

This Instrument Prepared By:

Michael R. Griffin
GULLETT SANFORD ROBINSON & MARTIN PLLC
150 Third Avenue South, Suite 1700
Nashville, TN 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 4th day of December, 2025.

Notary Public

My Commission Expires: 1-11-26

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

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:
104-12-0-148.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **STEVEN PAUL MILLER**, a married man ("Grantor"), 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 releases, remises, quitclaims and gives unto the **MILLER 2024 FAMILY TRUST U/A/D April 26, 2024** ("Grantee"), all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, Lot No. 1 on the Plan of Resubdivision of Lots 17 and 18 of George W. Blairs of Belmont Heights of record in Plat Book 2083, Page 75, in the Register's Office for Davidson County, Tennessee, to which

Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 fronts 50 feet on the Easterly Margin of 20th Avenue South and extends back between parallel lines a distance of 139 feet to a dead line in the rear.

Being the same property conveyed to Steven Paul Miller, a married man, by deed from Jonathan E. May and Yolanda M. Ricci, husband and wife, of record as Instrument No. 20240703-0050422, Register's Office for Davidson County, Tennessee.

The above description is the same as that last used in the deed prior to this transaction.

The subject property has never been the primary residence of the Grantor or the Grantor's spouse.

This is improved property known as 2014 20th Avenue South, Nashville, Tennessee 37212.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

{Signature page to follow}

[The remainder of this page is intentionally left blank.]

WITNESS my hand this 4th day of December, 2025.

GRANTOR:

Steven Paul Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **STEVEN PAUL MILLER**, 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 4th day of December, 2025.

Notary Public

My Commission Expires: 07/03/2028

MICHAEL R. GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03 2028

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 December 4, 2025.

Affiant Signature

Date: December 5, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of December, 2025.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

