PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, PC
Attn.: Steven K. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1366301 DEEDQC
01/06/2026 01:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260106-0001119

Name and address of owner:	Send tax bills to:	Map Parcel Number:
Richard M. Miller, Jr. and Claire T. Miller, Co-Trustees 5104 Boxcroft Place Nashville, TN 37205	Richard M. Miller, Jr. and Claire T. Miller, Co-Trustees 5104 Boxcroft Place Nashville, TN 37205	116 13 0 152.00

QUITCLAIM DEED

WHEREAS, Richard M. Miller, Jr. acquired interest in the property more particularly described herein by Trustee's Quitclaim recorded as Instrument Number 20170516-0048341, and Richard M. Miller, Jr. and Claire T. Miller acquired interest in the property more particularly described herein by Quitclaim Deed recorded as Instrument Number 20170523-0051123 and by Quitclaim Deed recorded as Instrument Number 20170523-0051124, re-recorded as Instrument Number 20170613-0059299 in said Register's Office; and

WHEREAS, Richard M. Miller, Jr. and Claire T. Miller desire to make this Quitclaim Deed and caused it to be recorded in said Register's records.

NOW, THEREFORE, RICHARD M. MILLER, JR. and CLAIRE T. MILLER ("Grantors") quitclaim to RICHARD M. MILLER, JR. and CLAIRE T. MILLER, CO-TRUSTEES OF THE RIC AND CLAIRE MILLER COMMUNITY PROPERTY TRUST DATED December 23, 2025 ("Grantees"), their successors and assigns, all of Grantors' right, title, and interest in and to the following described property (the "Property"), to wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 20 of the Boxcroft Subdivision, as of record in Plat Book 4860, page 28 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Being the same property conveyed by Trustee's Quitclaim Deed dated May 15, 2017 from Richard M. Miller, Jr., Ellen M. Tanner, and Claire M. Robbins, as Co-Trustees of the Richard M. Miller Revocable Trust, to Richard M. Miller, Jr., Ellen M. Tanner, and Claire M. Robbins, recorded May 16, 2017 as Instrument Number 20170516-0048341, by Quitclaim Deed dated May 22, 2017 from Claire M. Robbins to Richard M. Miller, Jr. and Claire T. Miller, recorded May 23, 2017 as Instrument Number 20170523-0051123, and by Quitclaim Deed dated May 22, 2017 from Ellen M. Tanner to Richard M. Miller, Jr.

and Claire T. Miller, recorded May 23, 2017 as Instrument Number 20170523-0051124, and re-recorded June 13, 2017 as Instrument Number 20170613-0059299, all in the Register's Office of Davidson County, Tennessee.

Being improved property known as 5104 Boxcroft Place, Nashville, TN 37205.

The undersigned acknowledge that this deed was prepared from information in prior deeds, that no request was made that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

[Continued on following page.]

IN WITNESS WHEREOF, Grantors have executed this deed as of the 23RD day of DECEMBER 2025.

GRANTORS:

Richard M. Miller, Jr.

Claire T. Miller

STATE OF FLORIDA
COUNTY OF Martin

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Richard M. Miller, Jr., a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 23 day of December, 2025.

LUCINDA K. MUNSON
Commission # HH 662381
Expires June 9, 2029

Notary Public

Commission Expires: _____

STATE OF FLORIDA
COUNTY OF Martin

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Claire T. Miller, a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 23 day of December, 2025.

LUCINDA K. MUNSON
Commission # HH 662381
Expires June 9, 2029

Notary Public

Commission Expires: _____

4904-2532-6711 v.1
4904-2532-6711v1
2940536-000001 11/05/2025

STATE OF FLORIDA
COUNTY OF MARTIN

I hereby swear and affirm that there is no consideration for this transfer and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated §67-4-409(a)(4).

Printed Name: RICHARD M. MICKER, JR
Trustee / Grantee

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

Notary Public

Commission Expires: June 9, 2029

LUCINDA K. MUNSON
Commission # HH 662381
Expires June 9, 2029

4904-2532-6711 v.1
4904-2532-6711v1
2940536-000001 11/05/2025

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 12/23/25 (date of document).

Affiant Signature

12/23/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03/09/2027

NOTARY'S SEAL:

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027