THIS DOCUMENT PREPARED BY: **John G. Fahner** **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Sandra M. Miller, Trustee 2617 Spring Farm Lane Hermitage, TN 37076	Wells Fargo Home Mortgage P.O. Box 10335 Des Moines, IA 50306-0335	064 16 0D 192.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Sandra Mai Miller**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases, and quitclaims unto **Sandra Mai Miller, Trustee of The Sandra M. Miller Revocable Living Trust**, dated February 11, 2026, and any amendments thereto, and to her successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary, all of the Grantor's right, title, and interest in and to real property in the State of Tennessee more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 329 on the Plan of Section Four, Truxton Park of record in Instrument number 20020528-0064435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Sandra Mai Miller from Retail Builders, Inc. by Warranty Deed of record in Instrument No. 20180831-0086387 in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1380586 DEEDQC
02/13/2026 09:19:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260213-0011545

This is improved property known as 2617 Spring Farm Lane, Hermitage, Tennessee 37076.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 11TH day of FEB., 2026.

Sandra Miller

Sandra Mai Miller, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra Mai Miller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 11th day of February, 2026.

My Commission Expires: 3/8/28

Tiffany Beckman

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON