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Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

Karen Johnson
Batch # 1390581
03/10/2026 08:42:15 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260310-0018790

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, That Linda A. Miller, (herein "Grantor") for and in consideration of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantor's entire interest in the subject property, does hereby quitclaim and convey unto Linda A. Miller, or her Successor(s), as Trustee of the Revocable Linda A. Miller Living Trust 2026, dated March 4th, 2026 (herein "Grantee"), with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all Grantor's estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Old Hickory, State of Tennessee, to wit:

Being Lot No. 104, Section B, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee;

Fronting 122.7 feet on Jones Street.

BEING the same property conveyed to Glen A. Miller (deceased) and Linda A. Miller, husband and wife, as tenants by the entirety, by Glen A. Miller, joined by his spouse, Linda A. Miller, by Warranty Deed on November 26, 2013, and recorded on November 27, 2013, Instrument No. 20131127-0121940, Register's Office, Davidson County, Tennessee.

This is improved property, known as 1201 Jones Street, Old Hickory, TN 37138.

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Wilson County, Tennessee, as to the ownership or status of title.

IN TESTIMONY THEREOF I have executed this instrument this 4th day of March, 2026.

Grantor:

X _____
Linda A. Miller

RACHEL A. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

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Address of New Owner:	Send Tax Bills to:	Map and Parcel:
Linda A. Miller, as Trustee of the Revocable Linda A. Miller Living Trust 2026 815 Creekwood Court, Mt. Juliet, TN 37122	Linda A. Miller, as Trustee of the Revocable Linda A. Miller Living Trust 2026 815 Creekwood Court, Mt. Juliet, TN 37122	**04415036900**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Linda A. Miller to me known to be the persons described in and who executed the foregoing, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 4th day of March, 2026.

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: Linda A. Miller, as Trustee of the Revocable Linda A. Miller Living Trust 2026, dated March 4th, 2026.

Grantee:

X
Linda A. Miller, as Trustee of the Linda A. Miller Living Trust 2026, dated March 4th, 2026.

Subscribed and sworn to before me this 4th day of March, 2026.

Notary Public:

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028