THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

The actual consideration or value for this transfer, whichever is greater is $0.

Grantor

Sworn to and subscribed by me, this 7 day of August, 2026.

Notary Public
My commission expires: 3/9/2027

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

SPECIAL WARRANTY DEED BY PERSONAL REPRESENTATIVE AND TRUSTEE

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Jennifer Miller Hoffman 1842 Laurel Ridge Drive Nashville, TN 37215	Same	117-15-109.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, JEFFREY ALLEN HOFFMAN, Personal Representative of the Estate of WILLIAM J. MILLER, and JENNIFER ANN HOFFMAN, Trustee of the WILLIAM J. MILLER AND SUE C. MILLER TRUST DATED SEPTEMBER 11, 2001, (hereinafter referred to as "Grantors"), by these presents and for the purpose of administering the Estate of WILLIAM J. MILLER pursuant to his Last Will and Testament which was probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Number 25-P-2343, and for the purpose of administering the WILLIAM J. MILLER AND SUE C. MILLER TRUST DATED SEPTEMBER 11, 2001, the sole residuary beneficiary of the Estate of WILLIAM J. MILLER, do hereby transfer and convey unto JENNIFER MILLER HOFFMAN, a married person, an undivided 1/2 interest and unto JULIE MILLER LEIST, a married person, an undivided 1/2 interest, as Tenants in Common with no survivorship rights, (hereinafter "Grantees"), their successors and assigns, any and all right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit::

See Attached Exhibit A

Karen Johnson
Batch # 1460034
08/17/2026 01:45:38 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDWARRSP
4 pgs
20260817-0076519

The legal description and state of the title have been furnished to the draftsperson from the record. The draftsperson assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to Grantor WILLIAM J. MILLER and WIFE, SUE C. MILLER. SUE C. MILLER predeceased the Grantor WILLIAM J. MILLER on February 16, 2021.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantees, their heirs, successors, and assigns, forever. Grantors warrant title to the above-described real property only in their capacity as Personal Representative or Trustee as set forth above, against all persons claiming under either Grantor, but not any further or otherwise. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C).**

WITNESS OUR HANDS this 7 day of August, 2026.

JEFFREY ALLEN HOFFMAN, Personal Representative, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, JEFFREY ALLEN HOFFMAN, Personal Representative of the Estate of WILLIAM J. MILLER the within named Grantor, 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 7 day of August, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Jennifer Ann Hoffman
JENNIFER ANN HOFFMAN, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, Notary Public of this County, JENNIFER ANN HOFFMAN, Trustee of the William J. Miller and Sue C. Miller Trust dated September 11, 2001, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 7 day of August, 2026.

J. David Dillon

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Resubdivision of Lot 42 and 43, Green Hills Subdivision, Section 1, of record in Plat Book 547, Page 128, as amended in Book 6200, Page 576, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to William J. Miller and wife, Sue C. Miller, Trustees of The William J. Miller and wife, Sue C. Miller Trust U/A/D September 11, 2001, by Quitclaim Deed from William J. Miller and wife, Sue C. Miller, dated February 22, 2007, of record in Instrument No. 20070308-0028478, said Register's Office.

Being further the same property conveyed to William J. Miller and wife, Sue C. Miller by Quitclaim Deed from William J. Miller and wife, Sue C. Miller, Trustees of The William J. Miller and wife, Sue C. Miller Trust U/A/D September 11, 2001, A/K/A The Miller Joint Revocable Living Trust Agreement U/A/D September 11, 2001, dated March 26, 2012, of record in Instrument No. 20120403-0028233, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 1628 S OBSERVATORY DR. NASHVILLE, TN 37215.