THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 402302 **DEEDQC**
05/18/2020 02:53:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200518-0051365

STATE OF FLORIDA
COUNTY OF Pasco

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 3 day of May, 2020.

My Commission Expires: 05/10/2023

NOTARY PUBLIC

STEPHANIE GILMORE NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires May 10, 2023 No. GG 332531

Address New Owners as Follows:
Peter J. Milham
317 Pullen Avenue
Nashville, TN 37207

Send Tax Bills To:
NEW OWNER

Map-Parcel:
071110158.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Theodore S. Milham, a married man,** GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Peter J. Milham, an unmarried man,** GRANTEE. Said property conveyed herein is described as follows:

A certain parcel of land situated in Davidson County, Tennessee, as described as follows:

Being the easterly one half of Lot No. 49 on the Map of Trinity Heights, of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 49 fronts 50 feet on the northerly side of Pullen Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Peter J. Milham, unmarried and Theodore S. Milham, married, as joint tenants with right of survivorship, by Warranty Deed from James A. Holland and wife, Kathleen M. Holland, of record in Book 10766, Page 686, Register's Office for Davidson County, Tennessee. The subject property has never been the principal residence of the Grantor herein, or his spouse.

Being also known as: **317 Pullen Avenue, Nashville, Tennessee 37207.**

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 3rd day of May, 2020.

Theodore S. Milham

STATE OF FLORIDA

COUNTY OF Pasco

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Theodore S. Milham**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 3 day of May, 2020.

Notary Public

My Commission Expires: 05/10/2023

STEPHANIE GILMORE NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires May 10, 2023 No. GG 332531