Karen Johnson Davidson County
Batch# 628156 DEEDQC
05/04/2021 08:39:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210504-0059370

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Josh Danger Joslin	(NAME) NEW OWNER	44-5-16
(STREET ADDRESS) 117 Scenic View Road		
(CITY) (STATE) (ZIP) Old Hickory, TN 37138	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **TIFFANY MARIE JOSLIN, AN UNMARRIED WOMAN,** Grantor, does hereby quitclaim and convey unto **JOSH DANGER JOSLIN, AN UNMARRIED MAN**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in DAVIDSON County, Tennessee, as follows:

Tract 1

Being the Northwesterly part of Lot No. 73 on the unrecorded Plan of Scenic View Subdivision, and being Lot No. "C" on the Map of a resubdivision of Lots 67 to 74, both inclusive, on said plan and described according to a copy of survey thereof, made by James L. Murphy, Surveyor, dated April 21, 1959 as follows:

BEGINNING at a point in the Northeasterly margin of Havron Avenue at a point 33.34 feet from the dividing line of Lot Nos. 73 and 74, being a corner of Lots C and Bin said Resubdivision; thence with said Avenue, North 46 degrees 29 minutes West 66.66 feet to the intersection of said avenue, the Southeasterly margin of a 20 foot dedication for a public walkway; thence along the margin of said walkway, North 43 degrees 59 minutes East 168.9 feet to the common corner of Lot Nos. 56 and 73; thence with the dividing line of said lots, South 46 degrees 01 minutes East 67.06 feet; thence South 43 degrees 49 minutes West 168.16 feet to the beginning.

Tract 2
Beginning on an Iron Pin in the Northerly Margin of Havron, or Scenic View Avenue, and on the line between the South Westerly corner of Lot No. 73, and a Twenty Ft. Wide (20 Ft.), Reserved Tract, in a North-Westerly Direction, along the Northerly Margin of Havron, or Scenic View Avenue a distance of Twenty Ft. (20 Ft.) to an Iron Pin on the line between the said Twenty Ft. (20 Ft.) Wide tract and Lot No. 72; thence In a North-Easterly Direction along the line between the Twenty Pt. (20 Ft.) Wide Tract and Lot No. 72, a distance of One Hundred Sixty Eight and Five Tenths Ft. (168.5 Ft.) to an Iron Pin on the line between Lot No. 72 and Lot No. 55, said Iron Pin being in the Center of a Twenty Ft., (20 Ft.) Wide Public Utility Easement; thence In a North-Easterly Direction along the common line a distance of Twenty Ft. (20 Ft.) to an Iron Pin on the center line of the said Twenty Ft. (20 Ft.) Wide Public Utility Easement, and on the line between Lot No. 56, and Lot No. 73; thence In a South-Westerly Direction along the line between the said Twenty Ft. (20 Ft.) Wide Reserved Tract and Lot No. 73, a distance of One Hundred Sixty Eight and Three Tenths Ft. (168.3 Ft.)

to an Iron Pin in the South-Westerly Corner of Lot No. 73, and on the Northerly Margin of Havron, or Scenic View Avenue, and the Point of Beginning, and containing by Plan-O-Meter Calculation, approximately .077 Acres, More or Less.

The Above described Tract or Parcel of land, is hereby made subject to all Existing Easements or Rights-of-Way now on said land.

Being the same property conveyed to Tiffany Marie Joslin, an unmarried woman by Warranty Deed from Jeffrey R. Sisson, an unmarried man as recorded in Instrument Number 20200831-0098382, Register's Office for Davidson County, Tennessee.

Tiffany Marie Joslin is now known as Josh Danger Joslin pursuant to Order No. 20-0946-1, Chancery Court for the State of Tennessee, Twentieth Judicial District, Davidson County.

The property address is: 117 Scenic View Road, Old Hickory, TN 37138

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 30th day of April, 2021.

Affiant

My commission expires: 4-20-24
(Affix Seal)

Notary Public

NATISHA ELAINE KEMPER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Witness my hand this 30 day of April, 2021.

Tiffany Marie Joslin nka Josh Danger Joslin

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of April, 2021, before me personally appeared Tiffany Marie Joslin nka Josh Danger Joslin, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 30th day of April, 2021.

Notary Public

4-20-24
My Commission Expires:

NATISHA ELAINE KEMPER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY