WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13099-DS

Karen Johnson Davidson County
Batch# 688087 DEEDQC
07/30/2021 03:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210730-0103139

New Owner:	Send Tax Bills To:	Map-Parcel Number
Kevin R. Milton Kristy L. Milton 5115 Greentree Drive Nashville, TN 37211	New Owner	147-14-0-018

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this 26th day of July 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:
11-6-2024

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Kevin R. Milton and Kristy L. Milton f/k/a Kristy L. Osborne, married**, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do transfer and quitclaim to **Kevin R. Milton and Kristy L. Milton, husband and wife**, hereinafter referred to as the Grantees, and Grantees' successors and assigns, all of Grantors' interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Candlestick Farms, Section One of record in Plat Book 3300, Page 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin R. Milton and Kristy L. Osborne, tenants in common with rights of survivorship, by deed from Gregory Glen Goodman, married, of record in Instrument No. 20170504-0044191, Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 4, 2017. The said Kevin R. Milton and Kristy L. Osborne have since become husband and wife.

It is the express intent of the parties to create a tenancy by the entirety between the Grantees with this conveyance.

This is improved property known as 5115 Greentree Drive, Nashville, Tennessee 37211.

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

This instrument was prepared with information supplied by the parties. No title examination, survey, or settlement has been performed. Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

The legal description used in this deed is the same legal description that appears in the previous deed.

IN WITNESS WHEREOF, this instrument has been executed this 26th day of July 2021.

GRANTORS:

Kevin R. Milton

Kristy L. Milton, f/k/a Kristy L. Osborne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kevin R. Milton and Kristy L. Milton, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, stated that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 26th day of July 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Commission Expires on: 11-6-2024

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 26, 2021.

Kirsten Virden
Affiant Signature

July 26, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of July, 2021..

Bria Sawyers
Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

