Karen Johnson Davidson County
Batch# 767369 DEEDQC
12/03/2021 11:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211203-0160645

New Owner

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**CHURCHILL TITLE SOLUTIONS** 4501 Charlotte Park Drive Suite 120 Charlotte, NC 28217	Jeremy P. Westby and Ashley Nicole Westby 1400 Scarcroft Lane Nashville, TN 37221

Order Number: CTSL-BC1233TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Jeremy P. Westby, married to Ashley Nicole Westby,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Jeremy P. Westby and Ashley Nicole Westby, Husband and Wife,** as joint tenants with rights of survivorship, whose address is 1400 Scarcroft Lane, Nashville, TN 37221, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 184 on the Plan of Final Plat of Avondale Park, Phase 2, Section 3B "Cluster Lot Subdivision" of record in Plat at Instrument No. 20110208-0011099, in the Register's Office for Davidson County, Tennessee. to which Plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 141-05-0A-184.00-CO
Street address of property: 1400 Scarcroft Lane, Nashville, TN 37221

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20191227-0133968 in the Register's Office, Davidson County, Tennessee.

Signed this 22 day of November, 2021.

Signature of Grantors:

Jeremy P. Westby

Ashley Nicole Westby

JOHN P. BARTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 22 day of November, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Jeremy P. Westby and Ashley Nicole Westby known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Numbers: 141-05-0A-184.00-CO
Street address of property: 1400 Scarcroft Lane, Nashville, TN 37221

Oath of Consideration

I or we, Jeremy P. Westby Ashley Nizok Westby, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 22 day of November, 2021.

Signatures of Affiant(s):

Jeremy P. Westby Ashley Westby

Sworn and subscribed before me this 22 day of November, 2021.

John P Barton
Notary Public

JOHN P. BARTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE. AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Final Plat of Avondale Park, Phase 2, Section 3B "Cluster Lot Subdivision" of record in Plat at Instrument No. 20110208-0011099, in the Register's Office for Davidson County, Tennessee. to which Plan reference is hereby made for a more complete description of the property.

Parcel ID:141050A18400CO

Commonly known as 1400 Scarcroft Ln, Nashville, TN 37221
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Special Warranty Deed recorded in Instrument: 20191227-0133968 in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Ana Patricia Gomez, do hereby make oath that I am a licensed attorney and/or 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 November 22 2021.

Date

Ana Gomez

Affiant Signature

11/30/2021

Date

State of Nc

County of Mecklenburg

Sworn to and subscribed before me this 30 day of November, 20 21.

Amanda Simpson

Notary's Signature

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)