QUITCLAIM DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th DAY OF January, 2018.

NOTARY PUBLIC

My Commission expires: 11/5/2019

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:

Broker Title & Escrow, LLC 1404 17th Avenue South Nashville TN 37212

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL N
Joshua M. Milford	New Owner	141050A17800CO
1424 Scarcroft Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Joshua M. Milford and Jessica N. Milford, husband wife, the Grantor

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

Joshua M. Milford, unmarried, the Grantee

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, TN being Lot No. 178 on the Plan of Avondale Park Phase 2, Section 4 of record in Instrument No. 20110208-0011100 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joshua M. Milford and Jessica N. Milford, husband wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes dated November 24th 2014 and recorded November 25th 2014 of record in Instrument No. 20141125-0108587, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as: 1424 Scarcroft Lane Nashville, TN 37221
(House Number) (Street) (City) (State) (Zip)

Karen Johnson Davidson County
Batch# 811392 **DEEDQC**
02/25/2022 10:35:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220225-0021638

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 8th day of January, 2018.

Joshua M. Milford (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8 day of January, 2018, before me personally appeared **Joshua M. Milford,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8 day of January 2018.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 8th day of January 2018.

Jessica N. Milford

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TENNESSEE}
COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jessica N. Milford, the bargainor(s), with whom I am personally acquainted (or proved to ~~me in the~~ basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of January 2018.

My Commission expires:
11/5/2019

Notary Public

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER