Karen Johnson Davidson County
Batch# 1007019 DEEDQC
05/24/2023 12:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230524-0039149

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Josiah McCloud 3704 Homeland Drive Nashville, TN 37218	Caliber Home Loans, Inc. 1525 S. Beltline Road Coppell, TX 75019	058 00 0 169.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Victoria McCloud, an unmarried woman,** by these presents does hereby quitclaim and convey unto **Josiah McCloud, an unmarried man** his successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

See Exhibit A.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 24th day of May, 2023.

Affiant

My commission expires: 7/14/2023
(Affix Seal)

Notary Public

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 7/14/2023
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24th day of ~~April~~ May, 2023.

Victoria McCloud

STATE OF TN
COUNTY OF Williamson

On this 24th day of ~~April~~ May, 2023, before me personally appeared Victoria McCloud, 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 and seal this 24th day of ~~February~~ May, 2023.

Notary Public

My Commission Expires: 6/29/24

ERICH CHADWICK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 6/29/24

EXHIBIT A

Being all of that certain land or lot as described in Davidson County, Tennessee as follows to-wit:

Tract One:

Being Lot No. 217 on the Plan of Homeland Heights, Section 3, as of record in Book 3700, page 55, amended in Book 7620, page 552, said Register's Office.

Said Lot No. 217 fronts a total of 320.00 feet on the Northeasterly side of Homeland Drive, and runs back 342.0 feet on the Northwesterly line and 339.5 feet on the Southeasterly line to a point of intersection, said lot being triangular in shape.

Tract Two:

Being Lot No. 218 on the Plan of Homeland Heights, Section 3, as of record in Book 3700, page 55, amended in Book 7620, page 552, said Register's Office.

Said Lot No. 218 fronts 125.00 feet on the Northeasterly side of Homeland Drive and runs back 339.5 feet on the Northwesterly line and 441.0 feet on the Southeasterly line to a line in the rear which measures 162.00 feet thereon.

Victoria McCloud and Josiah McCloud are divorced as of December 14, 2022. Final Decree of Divorce was filed in the Fourth Circuit Court for Davidson County, TN, Docket No. 22D-1501. Being the same property conveyed to Josiah McCloud, a married man; joined by his spouse Victoria McCloud; Jesse Kai McCloud, an unmarried man and Cody McCloud, a married man, as tenants in common with right of survivorship by Warranty deed from Elberta Express, Inc., a Tennessee corporation of record in Instrument No. 20210304-0028452 Register's Office for Davidson County, Tennessee, dated February 25, 2021 and recorded on March 4, 2021.

This is improved property known as 3704 Homeland Drive, Nashville, TN 37218

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 May 24, 2023 (date of document).

Affiant Signature

May 24, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 24th day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023