RECORDING REQUESTED BY:
Anthony Migliore

INSTRUMENT PREPARED BY:
Anthony Migliore
233 Craigmeade Dr
Nashville, Tennessee 37214

RETURN DEED TO:
Anthony Migliore &
Rejane F. Migliore
233 Craigmeade Dr
Nashville, Tennessee 37214

Karen Johnson
Batch # 1301680
07/23/2025 03 44 38 PM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20250723-0058387

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
Anthony Migliore
233 Craigmeade Dr
Nashville, Tennessee 37214

Rejane F. Migliore
233 Craigmeade Dr
Nashville, Tennessee 37214

Tax Parcel ID/APN # 09506002200
Prior Instrument Reference: Book # 3300, Page 13, of the Recorder of Davidson County, Tennessee

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF TN

THIS DEED is made this 21st day of July, 2025, by and between the **"Grantor,"**

Anthony Migliore, a married individual residing at 233 Craigmeade Dr, Nashville, Tennessee 37214

AND the **"Grantees,"**

Rejane F Migliore, a married individual residing at 233 Craigmeade Dr, Nashville, Tennessee 37214

Anthony Migliore, a married individual residing at 233 Craigmeade Dr, Nashville, Tennessee 37214

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantees and Grantees' heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in Davidson County, Tennessee, subject to any restrictions herein:

Property Address: 233 Craigmeade Drive, Nashville, Tennessee 37214

Legal Description: Land in Davidson County, Tennessee, being Lot No. 43, on the plan of Craigmeade Subdivision, Section II, as of record in Book 3300, Page 13, Register's office for Davidson County, Tennessee as follows:

Said Lot 43 fronts 170 Feet on the easterly side of Craigmeade Drive and runs back 247.9 feet on the northerly Line and 245.7 feet on the southerly line to a dead line measuring 170 feet thereon.

Subject to the following encumbrances and/or other restrictions:

1. The property has a mortgage of $5,856.42 with Chase Mortgage There is also a $100,000 floating line of credit with Fifth/Third Bank

Vesting Information / Property Interest: Tenancy by the entirety with rights of survivorship, not as tenants in common.

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantees on July 21, 2025 (date).

Grantor (or authorized agent)

x/ Anthony Migliore

Print Name: Anthony Migliore

Spousal Acknowledgment:

I, Rejane F Migliore

(name of Anthony Migliore's spouse), residing at 233CraigmeadeDrive Nashville, TN 37214, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantees.

x/ Rejane F. Migliore

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On July 21 2025 before me, Henry Fletcher Jr, [___ personally appeared] [___ personally appeared by audio-video communication] **Anthony Migliore and Anthony Migliore's spouse,** Rejane F. Migliore, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 03·06·29

Notary Public, Tennessee

HENRY FLETCHER JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0- Affiant
Subscribed and sworn before me this the
23 Day of July, 2025.
J. Rivera, Deputy Register