#17970

Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson
Batch # 1398653
03/27/2026 02:13:40 PM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20260327-0024629

This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-8361-KP

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Indian River

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

Affiant

Subscribed and sworn to before me, this the 25 day of March, 2026.

ROSA BARAJAS
Notary Public - State of Florida
Commission # HH 391686
My Comm. Expires Aug 17, 2027
Bonded through National Notary Assn.

Notary Public Rosa Barajas
My Commission Expires 8-17-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maureen Scarborough 775 Alexandra Ave SW Vero Beach, FL 32968	New Owner	147 03 0B 090.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **GLENN SCARBOROUGH,** Single, **STEWART SCARBOROUGH,** ~~Married~~, **and BRUCE SCARBOROUGH** unmarried ("Grantor") do hereby quitclaim and convey unto **MAUREEN SCARBOROUGH, unmarried** ("Grantee"), her heirs and assigns, any and all of the Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, Unit No. C-9, of SOUTHERN HILLS CONDOMINIUMS created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502 as amended in Book 7044, Page 209 and Appointment of Successor Trustee recorded in Instrument No. 20010924-0103170, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of SOUTHERN HILLS CONDOMINIUM as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Robert A. Scarborough, by Trustee's Deed foreclosing Deed of Trust recorded as Instrument No 20000411-0036526, from Arnold M. Weiss, Substitute Trustee, of record in Instrument No. 20040930-0117779, in the Register's Office of Davidson County, Tennessee, dated September 21, 2004 and recorded on September 30, 2004. The said Robert A. Scarborough died January 26, 2017, intestate, devising subject property to his heirs at law. See affidavits of heirship of record in Instrument No. 20260327-0024627 and 20260327-0024628, Register's Office for Davidson County, Tennessee.

This is improved property located at: **370 Wallace Road, C-9, Nashville, TN 37211**

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25 day of March, 2026.

GRANTOR:

Glenn Scarborough

STATE OF FLORIDA
COUNTY OF Indian River

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Glenn Scarborough, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25 day of March, 2026.

Notary Public Rosa Barajas
My Commission expires: 8-17-2027

ROSA BARAJAS
Notary Public - State of Florida
Commission # HH 391686
My Comm. Expires Aug 17, 2027
Bonded through National Notary Assn.

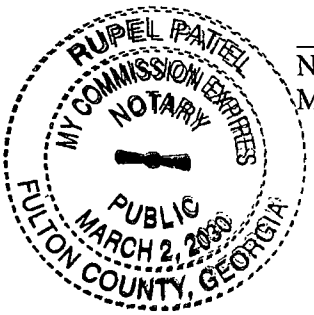
FL Driver License
physical presence

Stewart Scarborough

STATE OF GEORGIA
COUNTY OF DeKalb

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stewart Scarborough, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17 day of March 2026.



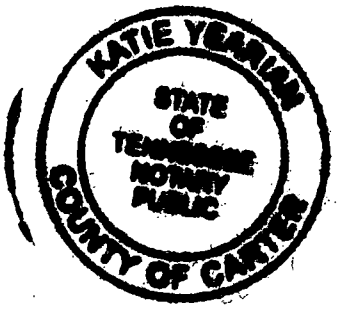
Notary Public
My Commission expires: March 2, 2030

Bruce Scarborough

STATE OF TENNESSEE
COUNTY OF JOHNSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bruce Scarborough, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of March, 2026.



Notary Public
My Commission expires: 8/28/28