QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1409231 DEEDQC
04/21/2026 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260421-0032960

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
JULIA OSGOOD AND JONATHAN MILLER (NAME)	**SAME** (NAME)	**094-05-0-024.00**
1123 Davidson Street (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **JULIA OSGOOD, A MARRIED WOMAN,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **JULIA OSGOOD AND JONATHAN MILLER, WIFE AND HUSBAND** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 30 ON THE PLAN OF SHELBY HEIGHTS, SECTION II, AS OF RECORD IN BOOK 2854, PAGE 5, AND DESCRIBED ACCORDING TO A SURVEYOR'S CORRECTION INSTRUMENT OF RECORD IN BOOK 3132, PAGE 494, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEGINNING IN THE NORTH MARGIN OF DAVIDSON STREET, AT THE CORNER OF LOTS 29 AND 30; THENCE EAST WITH SAID STREET, 47 FEET TO A MONUMENT; CONTINUING EAST WITH SAID STREET, 14,3 FEET TO ANOTHER MONUMENT AT THE BEGINNING OF A CURVE; THENCE WITH SAID CURVE IN A NORTHEASTERLY DIRECTION 37.55 FEET TO A MONUMENT IN THE WEST MARGIN OF SOUTH 12TH STREET; THENCE NORTH SAID STREET, 95.96 FEET TO A MONUMENT; THENCE AROUND A CURVE IN A NORTHWESTERLY DIRECTION, 32.71 FEET TO A MONUMENT IN THE SOUTH MARGIN OF OZARK STREET; THENCE WEST WITH SAID STREET, 53.22 FEET TO THE CORNER OF LOTS 29 AND 30; THENCE SOUTH ALONG THE LINE OF THESE LOTS, 143.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JULIA OSGOOD, A SINGLE WOMAN BY WARRANTY DEED FROM GEORGE BRANDT, A MARRIED MAN AND ERIC SOX, A MARRIED MAN OF RECORD IN INSTRUMENT NO. 20150605-0053006 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 01, 2015 AND RECORDED ON JUNE 05, 2015.

BEING IMPROVED PROPERTY ALSO KNOWN AS 1123 DAVIDSON STREET, NASHVILLE, TN 37206.
*** JULIA OSGOOD AND JONATHAN MILLER HAVING SINCE MARRIED.**
***IT BEING THE EXPLICIT INTENT OF THE PARTIES TO CREATE A TENANCY BY THE ENTIRETIES PURSUANT TO TCA § 66-1-109.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 16 day of April, 2026.

JULIA OSGOOD

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Julia Osgood**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained by signing his name as his free act and deed.

Witness my hand, at office, this 16 day of April, 2026.

Notary Signature

My commission expires: 1/22/2030

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Lili Vaught, 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 April 16,2026.

Date

Lili Vaught

Affiant Signature

April 16,2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of April, 20 26.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)