QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/23/12 11:52 3 pgs
Fees:17.00 Taxes:0.00
20120423-0034457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM MCBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Three Jacks, LLC	**Same As Owner**	**093-14-215.00**
(NAME) **623 7th Avenue South**	(NAME)	**093-14-216.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

KNOW ALL MEN BY THESE PRESENTS THAT WE, **ROBERT L. SCRUGGS, TRUSTEE AND THREE JACKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** DESIRING TO COMBINE THE FOLLOWING PROPERTIES, DO HEREBY QUITCLAIM AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR RIGHT, TITLE AND INTEREST UNTO **THREE JACKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** THEIR SUCCESSORS AND ASSIGNS, IN AND TO THE FOLLOWING TRACTS OF LAND IN **DAVIDSON COUNTY, TENNESSEE,** DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being described as follows:

Tract One: Being the Southerly 62.5 feet of Lot Nos. 51, 52 and 53 on the Map of O. Ewing's Plan of Lots, of record in Plat Book 21, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Tract Two: Being the southerly 62.5 feet of the easterly 15 feet of Lot No. 54 on the Map of O. Ewing's Plan of Lots, of record in Plat Book 21, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert L. Scruggs, Trustee by Warranty Deed from Richard V. Ropelewski, of record as Instrument No. 20110801-0058607, Register's Office for Davidson County, Tennessee.

and

Land in Davidson County, Tennessee being Lot 63 and the northerly 10 feet of Lot 64, on the plan of O. Ewing's Addition to Nashville, of record in Book 21, page 120, in the Register's Office for Davidson County, Tennessee.

Said Lot 63 and the northerly part of Lot 64 front together 60 feet on the westerly side of Seventh Avenue South, formerly Stevenson Avenue, and runs back between parallel lines, with the southerly margin of an ally, 160 feet to an alley in the rear.

Being the same property conveyed to Three Jacks, LLC by Warranty Deed from Myra Ventures, LLC, of record as Instrument No. 20081217-0120626, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **621 & 623 7th Avenue South, Nashville, TN 37203**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this 23rd day of April, 2012.

Robert L. Scruggs, Trustee

Three Jacks, LLC

By: Robert L. Scruggs, Authorized Agent

Robert L. Scruggs, Authorized Agent

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Robert L. Scruggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Three Jacks, LLC, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of April, 2012.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert L. Scruggs, Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 23rd of April, 2012.

NOTARY PUBLIC

My Commission Expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

I, Pam McBroom, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melody Jenkins, a notary public for this county and state, Pam McBroom who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014