Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Melissa H. Scarbro **7474 – 7478 Old Charlotte Pike** **Nashville, TN 37209**	**Map/Parcels** **114-24.00 AND** **114-253.00**	**Melissa H. Scarbro** **7474 – 7478 Old Charlotte Pike** **Nashville, TN 37209**
This instrument prepared by: Emerge Law PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **JEFFREY A. SCARBRO** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **MELISSA H. SCARBRO** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **7474 – 7478 Old Charlotte Pike, Nashville, TN 37209**.

BILL GARRETT, Davidson County
Trans:T20160079653 DEEDQC
Recvd: 09/12/16 12:09 3 pgs
Fees:17.00 Taxes:0.00
20160912-0095555

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 8 day of Sept., 2016.

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 6, 2020

Notary Public
My Commission Expires: 1/6/20

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 8 day of SEPT, 2016.

JEFFREY A. SCARBRO

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 **JEFFREY A. SCARBRO**, the 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 within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 6 day of Sept., 2016.

Notary Public

My Commission Expires: 10/30/17

EXHIBIT A

(Legal Description of the Property)

Two tracts of land in the 8th Civil District of Davidson County, Tennessee, to wit:

TRACT 1 – Being part of Lot No. 6 on the plan of the division of the real estate of William Gower, deceased, as of record in Minute Book "H", page 487, County Court for said County, described according to a survey made by Z. T. Wilkinson, surveyor, 7-21-58, as follows:

Beginning at a post at the northeast corner of the property conveyed to John C. Womack and wife, by deed from J.E. Stafford et ux, of record in Book 1025, Register's Office for Davidson County, Tennessee; thence North 76 degrees East 93 feet to a 12-inch cedar; thence South 17 degrees East 126.5 feet to a 10-inch hackberry; thence South 27 degrees East 294 feet to a 10-inch Elm; thence South 34 degrees East 133 feet to a spike in the center of Old Charlotte Pike; thence with the center of said Pike South 72 degrees West 48 feet; thence South 68 degrees West 120 feet to a corner of the Womack property; thence with a fence line North 76 degrees 30 minutes West 196 feet; thence North 2 degrees East 485 feet to the beginning, containing 2.56 AC more or less.

TRACT II – Beginning at a point in the center of Charlotte Pike 38 feet Southwest of the southwest corner of the tract of land conveyed to A.L. Totty, by said Stafford under deed of record in Book 986, page 161, Register's Office for Davidson County, Tennessee, and running thence North 76 ½ degrees West 196 feet to a point in the center of Overall's Creek; thence North 2 degrees East 485 feet to a post; thence North 88 ¾ degrees West 147 feet to a point in the center of Gower Road; thence South 5 degrees West 768 feet to a point in the center of Charlotte Pike; thence North 72 ½ degrees East 131 feet; thence North 56 degrees East 335 feet to the point of beginning, containing 3.18 AC, more or less.

Being the same property conveyed to Jeffrey A. Scarbro by Deed from Daryl Cagle, and wife Margaret Cagle, of record at instrument number 20160627-0065138, Register's Office for Davidson County, Tennessee.