X-0304(Copy)
Box 14

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 37983 DEEDQC
12/18/2017 08:44:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171218-0128285

State of Tennessee
County of Davidson

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2017.

Notary Public

My commission expires: 7-8-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
TNvest Capital, LLC	"New Owner"	069-16-0-086.00
P.O. Box 111314	P.O. Box 111314	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carnell Scruggs, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

TNvest Capital, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No. 8, on the Map of the Subdivision of A. T. Putman's 7 ½ acre Tract, not of record, described according to a survey by John Sullivan County Surveyor, October 5, 1946 as follows:

BEGINNING on the southerly margin of Ashton Avenue at the Northwest corner of Lot No. 7, same being the property conveyed to Jennifer J. Johns, unmarried, by Deed of record in Instrument No. 20051129-0143517, Register's Office thence with the line between Lots 7 and 8, southwardly 225 feet to the northerly line of the U.S. Government property; thence westerly 70 feet to the corner of Lots 8 and 9; thence with the line between said Lots, northwardly 225 feet to the southerly line of Ashton Avenue, thence with the margin of said avenue eastwardly 70 feet to the point of beginning.

BEING all of the same property conveyed to Carnell Scruggs, a married person, by Quitclaim Deed from Lillie M. Scruggs, unmarried, dated January 6, 2014, of record in Instrument No. 20140108-0002167, Register's Office for Davidson County, Tennessee.

THE property conveyed herein is not the place of residence of the Grantor or his spouse.

Carol D. Scruggs, spouse of the above-named Carnell Scruggs, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is Improved (____) Unimproved (__X__) property, known as: **1616 Ashton Avenue Nashville, Tennessee 37218**

Witness my/our hand(s) this 15th day of December, 2017.

Carnell Scruggs

Carol D. Scruggs

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 **Carnell Scruggs and Carol D. Scruggs,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of **December, 2017.**

CORYLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 7.8.2019