X-0304 (cap)
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

20171218-0128286

State of Tennessee
County of Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 13th 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"	082-04-0-Parcel-099.00
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,

Carol D. 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 Davidson County, Tennessee, being Lot No. 49, on the Plan of Sharpe and Crutcher Addition to Northwest Nashville, of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 49 fronts 50 feet on the westerly side of North 6th Street and runs back between parallel lines 165 feet to an alley.

BEING all of the same property conveyed to Carol D. Scruggs, a married person, by Warranty Deed from Lillie M. Scruggs, unmarried, dated August 24, 1999, of record in Book 11636, Page 374, Register's Office for Davidson County, Tennessee.

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

Carnell Scruggs, spouse of the above-named Carol D. 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 (__X__) Unimproved (____) property, known as: **916-C N. 6th Street, Nashville, TN 37207**

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

Carol D. Scruggs

Carol D. Scruggs

Carnell Scruggs

Carnell 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 **Carol D. Scruggs and Carnell 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

Notary Public

CORYLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-8-2019