Bk 34

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF JANUARY, 2018

NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 06, 2020

Bill Garrett Davidson County
Batch# 47208 DEEDQC
01/11/2018 01:33:59 PM 11 pgs
Fees: $57.00 Taxes: $0.00

20180111-0003900

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Saxon Drive, LLC 1319 Parker Place Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	145 06 0 044.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Elaine S. Erickson, Charles A. Scruggs, III, Jonathon C. Scruggs, Mark C. Scruggs, Donald C. Scruggs, Robert C. Scruggs and Philip H. Scruggs as devisees under the Last Will & Testament of Charles A. Scruggs, Jr. and Elaine S. Erickson and Charles A. Scruggs, III as Co-Executors of The Estate of Charles A. Scruggs, Jr. **("Grantors")**, by these presents, quitclaims, grants and conveys unto Saxon Drive, LLC, a Tennessee Limited Liability Company **("Grantee")**, its successors and/or assigns, all their right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Hillmont Estates, Section 2, of record in Book 3700, page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Charles A. Scruggs, Jr. and wife, Ladelle H. Scruggs by Deed from Lena B. Cook and husband, Kenneth H. Cook, of record in Book 4341, page 808, Register's Office for Davidson County, Tennessee. The said Ladelle H. Scruggs having predeceased Charles A. Scruggs, Jr. on February 16, 1980. The said Charles A. Scruggs, Jr. having since died in testate on August 29, 2016. The Last Will & Testament of Charles A. Scuggs, Jr., of record as part of Docket No. 16P1587 in the Probate Clerk's Office for Davidson County, Tennessee devised his interest in the subject property to Elaine S. Erickson, Charles A. Scruggs, III, Jonathon C. Scruggs, Mark C. Scruggs, Donald C. Scruggs, Robert C. Scruggs and Philip H. Scruggs, in equal shares.

FOR INFORMATION PURPOSES ONLY
Property Address: 1243 Saxon Drive, Nashville, Tennessee 37215.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[NOTARY ACKNOWLEDMENTS & SIGNATURE PAGES TO FOLLOWS]

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand on this the 8TH day of DECEMBER, 2017.

Elaine S. Erickson

STATE OF TENNESSEE, COUNTY OF KNOX

Before me, the undersigned, personally appeared Elaine S. Erickson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this DEC. 8TH, 2017.

Notary Public

My commission expires: 11-9-19

GWYNN L. GIBSON NOTARY PUBLIC AT LARGE KNOX CO. TENN

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand on this the 28TH day of DECEMBER, 2017.

The Estate of Charles A. Scruggs, Jr.:

By: _____
Elaine S. Erickson, Co-Executor

STATE OF TENNESSEE, COUNTY OF KNOX

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Elaine S. Erickson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the Co-Executor of The Estate of Charles A. Scruggs, Jr., the within named bargainor, and that she as such Co-Executor executed the foregoing instrument for the purposes therein contained in her capacity as Co-Executor.

Witness my hand and official seal this 28th of Dec, 2017.

NAHIL MISHU
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires Feb. 05, 2019

_____
Notary Public

My commission expires: _____

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand on this the 28th day of November, 2017.

Charles A. Scruggs IV

Charles A. Scruggs, III

STATE OF TENNESSEE, COUNTY OF Sumner

Before me, the undersigned, personally appeared Charles A. Scruggs, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this November 28, 2017.

Lori L. Rumley

Notary Public

My commission expires: Jan. 26, 2021

LORI L. RUMLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JAN. 26, 2021

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand on this the 28th day of November, 2017.

The Estate of Charles A. Scruggs, Jr.:

By: Charles A Scruggs III
Charles A. Scruggs, III, Co-Executor
co-executor

STATE OF TENNESSEE, COUNTY OF Sumner

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Charles A. Scruggs, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the Co-Executor of The Estate of Charles A. Scruggs, Jr., the within named bargainor, and that he as such Co-Executor executed the foregoing instrument for the purposes therein contained in his capacity as Co-Executor.

Witness my hand and official seal this November 28, 2017.

Lori L. Rumley
Notary Public

My commission expires: Jan. 26, 2021

LORI L. RUMLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JAN. 26, 2021

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand on this the 1 day of Dec, 2017.

Jonathon C. Scruggs

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, the undersigned, personally appeared Jonathon C. Scruggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this December 1st, 2017.

Notary Public

My commission expires: My Commission Expires September 7, 2020

STEPHEN SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand on this the 30th day of November, 2017.

Mark C. Scruggs

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, the undersigned, personally appeared Mark C. Scruggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this November 30, 2017.

Notary Public

My commission expires: 08/20/2019

JO LYNN MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand on this the 12th day of December, 2017.

Donald C. Scruggs
Donald C. Scruggs

STATE OF ~~TENNESSEE,~~ Texas COUNTY OF Harris

Before me, the undersigned, personally appeared Donald C. Scruggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this December 12, , 2017.

Notary Public Ashley Tassin

My commission expires: 03/17/2019

Ashley Tassin
Notary Public,
State of Texas
Expires: 03/17/2019

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand on this the 8th day of Dec., 2017.

Robert C. Scruggs

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, the undersigned, personally appeared Robert C. Scruggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this 12/8/18, 2017.

Notary Public

LYNDA S. TRIMBLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: 7/6/2020

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand on this the 1 day of December, 2017.

Philip H. Scruggs

Philip H. Scruggs

STATE OF TENNESSEE, COUNTY OF Sumner

Before me, the undersigned, personally appeared Philip H. Scruggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this December 1, 2017.

April J. Boshers

Notary Public

My commission expires: Oct. 20, 2020

