QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 86717 DEEDQC
05/01/2018 09:21:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180501-0040841

State of Tennessee]
County of Davidson]

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

WM ALAN SLONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF APRIL, 2018.

Wm. Alan Slone, Notary Public

My Commission Expires: March 8, 2022

THIS INSTRUMENT WAS PREPARED BY:
Slone & Vrablik PLLC, 210 Louise Ave. Ste. 205, Nashville, TN 37203

This document has been prepared at the request of the Grantee. No legal opinion has been given. The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no lability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore, no representation is made by the preparer as to the status of the title to the property conveyed, nor compliance with any applicable regulations. Preparer assumes no lability as to the state of the title of the property, unless a separate title opinion is furnished to the grantee(s), and then only to the extent of the state of the title to the property as set forth in the title opinion.

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
PAUL THOMAS SCRUGGS 54 VALERIA ST. NASHVILLE, TN 37210	SAME	119-6/236

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Mary Scruggs Hernandez**, a married woman, **a/k/a Mary Scruggs**, and **Rebecca Scruggs**, a single woman, hereafter called the Grantors, do hereby convey, transfer, remise, release, relinquish and quitclaim unto **Paul Thomas Scruggs**, a single man, hereafter called the Grantee, his successors and assigns, all of Grantors' right, title and 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. 182, on the Map of Sterling Heights, Section Five, as shown on plat of record in Plat Book 1835, page 37, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Mary Scruggs, an unmarried woman, and Rebecca Scruggs, an unmarried woman, by warranty deed from Michael Joseph Lane, unmarried, and Carney Patricia Lane, unmarried, as evidenced in Instrument Number 20040416-0043096, recorded with the Davidson County Register of Deeds.

This is improved property known as **54 Valeria Street, Nashville, TN, 37210.**

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

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 30th day of April, 2018.

Rebecca Scruggs, Grantor

Mary Scruggs Hernandez, Grantor

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 Rebecca Scruggs and Mary Scruggs Hernandez, with each of whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who each acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my official hand and seal, this 30th day of April, 2018.



Wm. Alan Slone, Notary Public

My Commission Expires: March 8, 2022