THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
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Karen Johnson Davidson County
Batch# 240019 DEEDQC
06/06/2019 01:12:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190606-0054285

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Richard Matthew Scudder 1408 Shelton Ave. Nashville, TN 37216	New Owner	072-08-0-002.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Morgan L. Scudder,** by these presents does hereby quitclaim and convey unto **Richard Matthew Scudder**, his heirs, successors and assigns, her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being a portion of the Westerly part of Lot No. 12, Block B on the Map of Inglewood Terrace as of record in Plat Book 1130, Page 1, Register's Office for Davidson County, Tennessee and being Tract 1 of the herein conveyed and described according to a loan survey by John Kohl, dated February 1, 1980.

Begging at a point being the Southwest corner of Lot No. 5, Block "B", on the Plat of Inglewood Golf Club Estates, as of record in Plat Book 843, page 98 Register's Office for Davidson County, Tennessee, said point also being the Northwest corner of the herein described; thence with the rear line of said Lot No. 5, 60 feet to a point, thence in a Southerly direction 215 feet more less to a point in a creek; thence with said creek in a Northwesterly direction 64.6 feet to a point; thence continuing with said creek 48 feet to a point; thence leaving said creek in a Northerly direction 132 feet to the point of beginning.

Being the same property conveyed to Richard Matthew Scudder and Morgan L. Scudder, husband and wife, by Warranty deed from Thomas A. Shaw and wife, Hope Shaw, of record in Instrument No. 20160623-0064322, Register's Office for Davidson County, Tennessee, dated June 21, 2016 and recorded on June 23, 2016.

Being also known as 1408 Shelton Ave Nashville, Tennessee 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 30TH day of MAY, 2019.

Kristen Booth
Affiant

My commission expires:

Carmen Coats
Notary Public

(Affix Seal)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24th day of May, 2019.

Morgan L. Scudder

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Morgan L. Scudder,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of May, 2019.

Notary Public

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019