This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 268436 DEEDQC
08/07/2019 03:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190807-0078691

QUITCLAIM DEED

Address New Owners:
Tom and Laura Scott Trust,
a Tennessee Community Property Trust
Hugh Thomas Scott and
Laura Burrow Scott, Co-Trustees
2118 Eastland Ave
Nashville, TN 37206

Send Tax Bills To:
Pinnacle Bank
150 3rd Ave South
Suite 900
Nashville, TN 37201

Map/Parcel Number:
072 12 0 107.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Hugh Thomas Scott and wife, Laura Burrow Scott (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Hugh Thomas Scott and Laura Burrow Scott, Co-Trustees ("Trustees"), and their successors in trust, of the Tom and Laura Scott Trust, a Tennessee Community Property Trust, dated 08/07/19 (the "Grantees"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon, (the "Property"), more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 99 on the plan of Dalewood, Section I, as shown by plat of record in Plat Book 1424 (erroneously referred to as Book 14124 in prior deed of record), Page 108, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Hugh Thomas Scott and wife, Laura B. Scott, by Frank Ernst and Verna Ernst (Also Known As Verne Ernst), husband and wife, by Warranty Deed of record in Instrument No. 20160418-0036800, in said Register's Office for Davidson County, Tennessee.
>
> The legal description is the same as the previous deed of record.
>
> This is improved property known as 2109 Stratford Avenue, Nashville, Tennessee 37216.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustees shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 7th day of August, 2019.

Hugh Thomas Scott, Grantor

Laura B. Scott, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Hugh Thomas Scott, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7th day of August, 2019.

Meghan E. Reed
Notary Public

My Commission Expires: September 7, 2021

MEGHAN E. REED
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPTEMBER 7, 2021
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Laura B. Scott, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7th day of August, 2019.

Meghan E. Reed
Notary Public

My Commission Expires: September 7, 2021

MEGHAN E. REED
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPTEMBER 7, 2021
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Affiant

Subscribed and sworn to before me this 7th day of August, 2019.

Notary Public

My Commission Expires: September 7, 2021

MEGHAN E. REED
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPTEMBER 7, 2021
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carla L Lovell
Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7th day of August, 2019.

Meghan E. Reed
Notary Public

My Commission Expires: September 7, 2021

MEGHAN E. REED
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPTEMBER 7, 2021
DAVIDSON COUNTY

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