QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 271074 DEEDQC
08/14/2019 09:08:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190814-0080956

L-QCD-19-1400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
India Scruggs	**New Owner**	
(NAME)	(NAME)	**11801002700**
1400 Sweetbriar Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VONDA RUTHSCRUGGS, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **VONDA RUTH SCRUGGS (99.5% INTEREST) AND INDIA SCRUGGS (.5% INTEREST), AS TENANTS IN COMMON,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the west one-half of Lot No. 100 on the Plan of Belmont Land Company's Plan, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said part of Lot 100 fronts 50 feet on the north side of Sweetbriar Avenue and runs back between parallel lines, 188 feet to an alley.

Being the same property conveyed to Willie J. Scruggs and wife, Vonda Ruth Scruggs by deed from Thomas A. Vaughn as shown of record in Book 4852, page 874, Register's Office for Davidson County, Tennessee. Willie J. Scruggs having since died on July 16, 2014 leaving Vonda Ruth Scruggs as the surviving tenant by the entirety.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1400 Sweetbriar Avenue, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 13th day of August, 2019.

Vonda Ruth Scruggs

Vonda Ruth Scruggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VONDA RUTH SCRUGGS, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of August, 2019.

Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903