This Instrument Prepared by Ashley Waters, Attorney at Law
116 Locust Avenue, Suite A, Cookeville, Tennessee 38501

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND FROM INFORMATION PROVIDED BY THE PARTIES.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Joseph Lee Scruggs and Elva Joyce Scruggs, Co-Trustees of The Joseph and Joyce Scruggs 2020 Joint Revocable Trust dated June 26, 2020 6004 Hawkdale Drive Nashville, TN 37211	*Russell Scruggs 6004 Hawkdale Drive Nashville, TN 37211*	*172 08 0 018.00*

Karen Johnson Davidson County
Batch# 445247 DEEDQC
07/29/2020 09:12:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200729-0083156

This instrument made and entered into on this the 26th day of June, 2020, by and between ***Joseph L. Scruggs and Elva J. Scruggs, husband and wife***, First Party; and ***Joseph Lee Scruggs and Elva Joyce Scruggs, Co-Trustees of The Joseph and Joyce Scruggs 2020 Joint Revocable Trust dated June 26, 2020***, Second Party:

WITNESSETH

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the First Party conveys and quitclaims unto the Second Party, its successors and assigns, all their right, title, and interest in and to the hereinafter described real property located in Davidson County, Tennessee, and more particularly described as follows, ***being a one-half interest as tenants in common, and retaining, however, the immunity of tenants by the entirety property as provided by T.C.A. §35-15-510***:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Forest Acres Estates, Section One of record in Plat Book 3700, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6004 Hawkdale Drive, Nashville, TN 37211.**

SOURCE OF DESCRIPTION: Previous and last conveyance.

PREVIOUS AND LAST CONVEYANCE being a Warranty Deed from Jared A. Weis and wife, Victoria G. Weis, to Joseph L. Scruggs and Elva J. Scruggs, husband and wife, and Russell Scruggs, unmarried, as tenants in common, of record in Instrument No. 20170726 - 0075578, Register's Office of Davidson County, Tennessee, dated July 25, 2017, and recorded July 26, 2017.

IN TESTIMONY WHEREOF, the First Party has hereunto set their signatures, this day and date first above written.

Joseph L. Scruggs

Elva J. Scruggs

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, ***Joseph L. Scruggs and Elva J. Scruggs***, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 26th day of June, 2020.

Ashley E. Waters
NOTARY PUBLIC

My Commission Expires: 6/26/23

ASHLEY E WATERS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F) BECAUSE IT IS A TRANSFER TO A REVOCABLE LIVING TRUST.