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 611 Dunston Drive Nashville, TN 37211* | *Joseph and Joyce Scruggs 611 Dunston Drive Nashville, TN 37211* | *133 13 0 019.00* |

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

20200729-0083157

This instrument made and entered into on this the 26th day of June, 2020, by and between ***Joseph L. Scruggs and wife, Elva G. Scruggs***, 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, ***retaining, however, the immunity of tenants by the entirety property as provided by T.C.A. §35-15-510***:

> BEING Lot No. 644 on the Plan of Caldwell Hall, Section VII, of record in Book 3300, page 19, Register's Office for said County.
> Said Lot No. 644 fronts 80 feet on the south side of Dunston Drive and runs back 156.1 feet on the west line and 150.7 feet on the east line to a dead line in the rear on which it measures 80.3 feet.

This is IMPROVED property known as **611 Dunston Drive, Nashville, TN 37211.**

**SOURCE OF DESCRIPTION**: Previous and last conveyance.

**PREVIOUS AND LAST CONVEYANCE** being a Warranty Deed from Andrew Ewing, Trustee, to Joseph L. Scruggs and wife, Elva G. Scruggs, of record in Book 102, Page 125, Register's Office of Davidson County, Tennessee, now of record in Book 3377, Page 628.

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

Joseph L. Scruggs
**Joseph L. Scruggs**

Elva G. Scruggs
**Elva G. 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 G. 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 T.C.A. §67-4-409(a)(3)(F) BECAUSE IT IS A TRANSFER TO A REVOCABLE LIVING TRUST.***