Karen Johnson Davidson County
Batch# 516677 DEEDQC
11/13/2020 02:24:30 PM 2 pgs
Fees: $13.00 Taxes: $37.00
20201113-0134437

This Instrument Prepared By/Return To:
Robert L. Scruggs
Attorney at Law
2021 Richard Jones Rd., Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Joseph A. Kustelski and Anne J. Ortmeier 2810 McNairy Lane Nashville, TN 37204	SAME	Prior Part of: 118-6 Added to: 118-10-8.0

QUITCLAIM DEED

The undersigned, **Scruggs Homes, GP**, does hereby represent and warrant that it is the owner of the real property described below and does hereby quitclaim and by these presents does transfer and convey all of his right, title and interest unto **Joseph A. Kustelski and Anne J. Ortmeier, husband and wife**, in and to the following tract of land in Davidson County, Tennessee:

COMMENCING AT A POINT IN THE EASTERLY MARGIN OF McNAIRY LANE (50 FOOT WIDE PUBLIC R.O.W.) SAID POINT BEING A NAIL (OLD) IN A CONCRETE DRIVEWAY AT THE SOUTHWEST CORNER OF THE COMMON AREA OF HOMES AT 843 BATTLEFIELD DRIVE (INSTRUMENT # 20190508-0043047 R.O.D.C., TN) AND THE NORTHWEST CORNER OF THE SOUTHERLY PART OF LOT 1 & 2, BATTLEFIELD ESTATES, BLOCK "E" (BOOK 843, PAGE 108 R.O.D.C., TN) OWNED BY JOSEPH A. KUSTELISKI AND ANNE J. ORTMEIER (INSTRUMENT # 20150902-0089056 R.O.D.C., TN); THENCE LEAVING SAID EASTERLY MARGIN OF McNAIRY LANE S 88°37'03" E WITH THE SOUTHERLY LINE OF SAID HOMES AT 843 BATTLEFIELD DRIVE 100.55 FEET TO A NAIL (OLD) AT THE SOUTHWEST CORNER OF HOMES AT 841 BATTLEFIELD DRIVE (INSTRUMENT # 20170222-0017797 R.O.D.C., TN), THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID KUSTELSKI / ORTMEIER WITH THE LINE BETWEEN SAID HOMES AT 841 BATTLEFIELD DRIVE AND SAID 843 BATTLEFIELD DRIVE N 02°15'34" E 5.00 FEET TO AN IRON ROD (NEW); THENCE S 88°37'03" E 99.53 FEET TO AN IRON ROD (NEW) IN THE WESTERLY LINE OF LOT 3, BLOCK "E" OF SAID BATTLEFIELD ESTATES OWNED BY DON E. BRICKNER AND STEPHEN M. BRICKNER (INSTRUMENT # 20170627-0064485 R.O.D.C., TN) ; THENCE WITH SAID BRICKNER S 02°15'30" W 5.00 FEET TO AN IRON ROD (OLD) AT THE ORIGINAL NORTHEST CORNER OF SAID KUSTELSKI / ORTMEIER; THENCE N 88°37'03" W 99.53 FEET THE DESCRIBED TRACT OF LAND CONTAINING 497.65 SQ. FT. OR 0.01 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED 7-20-2020 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. P.O. BX. 41153, NASHVILLE, TN 37204 CERTIFIED BY JOHN HOOD TN. R.L.S.# 1838

Being a portion of the same property conveyed to Scruggs Homes, GP by Warranty Deed from Samuel W. Lavender, Jr., dated October 30, 2015, and recorded as Instrument No. 20151103-0111737, R.O.D.C.

This is unimproved property known as 2810 McNairy Lane, Nashville, TN 37204. The purpose of this conveyance is to reflect the change in lot lines between Grantor's property located at 841 Battlefield Drive, Nashville, TN and Grantee's property located at 2810 McNairy Lane, Nashville, TN, which change in lot line is reflected in the plat for the Re-subdivision of The Northerly Part of Lot 2 and The Southerly Part of Lot 1 and Lot 2 Block E Battlefield Estates, Section 2, Book 843, page 108, R.O.D.C., which plat is of record as Instrument No. 20201103-0128756, R.O.D.C.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13th day of November, 2020.

SCRUGGS HOMES, GP
By: Scruggs Homes, LLC,
a General Partner

By: _____
ROBERT L. SCRUGGS, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, **Robert L. Scruggs,** 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, and who further acknowledged that he is the sole member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this the 13th day of November, 2020.

Commission Expires: 1/3/22

LESLIE C. LOUGHLIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 13th day of November, 2020.

Commission Expires: 1/3/22

_____
Notary Public

LESLIE C. LOUGHLIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

_____
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9/7/2020