Karen Johnson Davidson County
Batch# 518204 DEEDQC
11/18/2020 11:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201118-0135738

This instrument prepared by:
First American Title Attn: Recording Team
4795 Regent Blvd
Irving, Texas 75063
(866)-264-7799

File No.: **1055690LV**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 3/25/2020, by and between **JOHN B. SCARBROUGH, WHO ACQUIRED TITLE AS UNMARRIED, AND KATHERINE A. SUMMERS, WHO ACQUIRED TITLE AS UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, party of the first part, and **JOHN BRADFIELD SCARBROUGH AND KATHERINE SUMMERS SCARBROUGH, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars **($10.00)** cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **Nashville**, County of **DAVIDSON**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **WARRANTY DEED** Deed of record in: Book **N/A**, Page No. **N/A** or Instrument No.: **20120613-0051551** in said Registor's office.

The property is improved with an address of: **5409 FRANKLIN PIKE, NASHVILLE, TENNESSEE 37220**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

JOHN B. SCARBROUGH Katherine A. Summers **KATHERINE A. SUMMERS**

STATE OF **TENNESSEE**

COUNTY OF Williamson)

Personally appeared before me, Deana Dorsey (name of notary public), JOHN B SCARBROUGH, KATHERINE A SUMMERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 3/25/2020.

Deana Dorsey
Notary Public

My Commission Expires: 2/26/2024

DEANA DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF **TENNESSEE** .

COUNTY OF Williamson)

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is **$0.00 Exempt per T.C.A. 67-4-409(a)(4);**.

Margaret L. Redmond
Affiant

Subscribed and sworn to before me this the 3/25/2020.

Deana Dorsey

My Commission Expires: 2/26/2024

DEANA DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
160-06-0-035

NAME AND ADDRESS OF A PROPERTY OWNER:
JOHN BRADFIELD SCARBROUGH AND KATHERINE SUMMERS SCARBROUGH
5409 FRANKLIN PIKE
NASHVILLE, TN 37220

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
JOHN BRADFIELD SCARBROUGH AND KATHERINE SUMMERS SCARBROUGH
5409 FRANKLIN PIKE
NASHVILLE, TN 37220

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 195 ON THE PLAN OF ADDITION TO OAK HILL ESTATES, OF RECORD IN PLAT BOOK 4300, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being all of that certain property conveyed to JOHN B. SCARBROUGH, UNMARRIED, AND KATHERINE A. SUMMERS, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP from HOWARD K. SANDERS, A ONE-HALF (1/2) UNDIVIDED INTEREST, AND BETTY L. SANDERS, A ONE-HALF (1/2) UNDIVIDED INTEREST, AS TENANTS IN COMMON, by deed dated 06/11/2012 and recorded 06/13/2012 in Instrument Number 20120613-0051551 of official records.

True Copy Certification

I, Allyn Morgan, 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 _____
Allyn Morgan

State of Texas,

Count of Dallas,

Personally appeared before me, Kayla mcqueery, notary public for this county and state, appeared allyn morgan who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 6/27/2021

Notary Seal

KAYLA L. MCQUEARY
Notary Public, State of Texas
Comm. Expires 06-27-2021
Notary ID 129432363