Karen Johnson Davidson County
Batch# 534933 DEEDQC
12/15/2020 03:38:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201215-0148135

This Instrument Prepared By/Return To:
Lawyer's Escrow Service, Inc.
2021 Richard Jones Rd., Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Scruggs Homes, GP	SAME	Map 145 070
238 Burlington Place		Parcel 07300
Nashville, TN 37215		

QUITCLAIM DEED

The undersigned, **Anthony J. Balio**, does hereby represent and warrant that he 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 **Scruggs Homes, GP**, in and to the following tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Revised Plan of Inns of Granny White, of record in Book 6250, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Anthony J. Balio by Warranty Deed from Robert L. Scruggs, dated June 13, 2017, and recorded as Instrument No. 20170615-0060039, R.O.D.C.

This instrument and the interest hereby conveyed and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14th day of December, 2020.

Anthony J. Balio

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anthony J. Balio**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 14th day of December, 2020.

Commission Expires: _____

MELISSA JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 3, 2022

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2020.

Commission Expires: _____

MELISSA JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 3, 2022

Notary Public

Certificate of Authenticity

I, Robert L. Scruggs, 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, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1.3.2022.