Karen Johnson Davidson County
Batch# 568742 DEEDQC
02/04/2021 02:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210204-0016517

THIS INSTRUMENT PREPARED BY:
Clear Title Group
1795 Clarkson Road, Suite 310
Chesterfield, MO 63107

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Mikeal W. Scruggs and Diane King	(NAME) Mikeal W. Scruggs and Diane King	139G-A-004.00
(STREET ADDRESS OR ROUTE NUMBER) 557 Owendale Drive	(STREET ADDRESS) 557 Owendale Drive	
(CITY) (STATE) (ZIP) Antioch, TN 37013	(CITY) (STATE) (ZIP) Antioch, TN 37013	

FOR AND IN CONSIDERATION of the sum of zero ($0.00), the receipt of which is hereby acknowledged, We, **Mikeal W. Scruggs and Diane King, also known as Diane King Scruggs, husband and wife**, hereinafter called **GRANTORS**, by these presents does hereby quitclaim and convey unto **Mikeal W. Scruggs and Diane King, husband and wife,** hereinafter called **GRANTEES**, successors and assigns, all right, title and interest in and to the following described tract of land:

The Land is described as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Edge-O-Lake Estates, Section 18 of record in Plat Book 4675, Page 84, amended in Book 5071, Page 711, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 64 fronts 80.00 feet on the Westerly margin of Owendale Drive and extends back 157.14 feet on the Northerly line and 151.40 feet on the Southerly line to a dead line in the rear for said County.

Being the same property conveyed to Mikeal W. Scruggs and wife, Diane King Scruggs by warranty deed from Keith A. Wright, and wife, Brenda Reily Wright of record in Instrument No. 20030623-0086396 Register's Office for Davidson County, Tennessee, dated June 12, 2003 and recorded on June 23, 2003. (Value of consideration shown in aforementioned deed $119,000.00.) Being also known as 557 Owendale Dr Antioch, Tennessee 37013.

STATE OF Tennessee
COUNTY OF Davidson The actual consideration for this transfer is $0.00

Affiant Mikeal W Scruggs

Affiant

Subscribed and sworn to before me this the 27 day of Jan, 2021

(Affix Seal) Notary Public

My commission expires: 4/18/22

CHRISTINE BOLANIS GA
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Mikeal W. Scruggs

Diane King, a/k/a Diane King Scruggs

STATE OF TENNESSEE }

} **ss.**

COUNTY OF Davidson }

On this 22 day Jan, 2021, before me personally appeared, **Mikeal W. Scruggs and Diane King, a/k/a Diane King Scruggs,** to me known, who being by me first duly sworn, acknowledged said instrument to be the free act and deed the person or person executing said instrument and that said instrument was executed for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, on the day and year first above written.

Notary Public
My Term Expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

True Copy Certification

I, Lynn Cummings, 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.

Lynn Cummings
Signature

State of Missouri

County of St. Louis

Personally appeared before me, Bradley J. Kelemen, a notary public for this county and state, Lynn Cummings 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:
Notary' Seal (if on paper)

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

BRADLEY J. KELEMEN
My Commission Expires
June 2, 2024
St. Charles County
Commission #12381452