Karen Johnson Davidson County
Batch# 569593 DEEDQC
02/05/2021 03:22:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210205-0017201

FROM:

BEVERLY SUE SCALES

TO:

JACK W. ROBINSON, JR., TRUSTEE

FROM:

JACK W. ROBINSON, JR., TRUSTEE

TO:

BEVERLY SUE SCALES

THIS INSTRUMENT WAS PREPARED BY:

Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN PLLC
150 Third Avenue South, Suite 1700
Nashville, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is *NONE*.

Affiant

Subscribed and sworn to before me, this 5th day of February, 2021.

Notary Public

My Commission Expires: 5-7-2024

DENISE JOSCELYN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Address New Owner As Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Beverly Sue Scales 7175 Anglin Road Fairview, Tennessee 37062	SAME	82 – 13 – 312

QUITCLAIM DEED

WHEREAS, Thomas R. Scales and wife, Beverly Sue Scales, owned a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, Thomas R. Scales died on October 6, 2020, whereupon Beverly Sue Scales became the sole owner of the Property as surviving tenant-by-the-entirety; and

WHEREAS, Beverly Sue Scales would like to clarify that title to the Property is now vested solely in her own name, now that her husband, Thomas R. Scales, has died;

NOW, THEREFORE, KNOW ALL PERSONS by these presents that **BEVERLY SUE SCALES**, unmarried, hereby remises, releases and forever quitclaims unto **JACK W. ROBINSON, JR., TRUSTEE**, his successors and assigns, all of her right, title and interest in and to the Property.

And now, I, the said **JACK W. ROBINSON, JR., TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, hereby remise, release and forever quitclaim unto **BEVERLY SUE SCALES**, her heirs and assigns, all of my right, title and interest in and to the Property.

The Property is improved real estate located generally at 1010 4th Avenue North, Nashville, Tennessee 37219. The description of the Property in Exhibit A is the same as in the prior deed of record.

This instrument is given, and the Property is quitclaimed herein, subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument is executed as of the 5th day of February, 2021.

BEVERLY SUE SCALES

JACK W. ROBINSON, JR., TRUSTEE

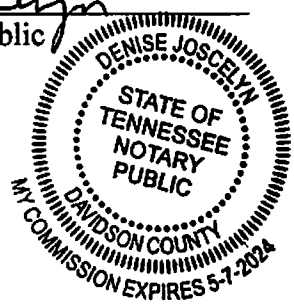
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY SUE SCALES, 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, at Nashville, Tennessee, this 5th day of February, 2021.

Denise Joscelyn
Notary Public

My Commission Expires: 5-7-2024



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK W. ROBINSON, JR., TRUSTEE, 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.

WITNESS my hand, at Nashville, Tennessee, this 5th day of February, 2021.

Denise Joscelyn
Notary Public

My Commission Expires: 5-7-2024

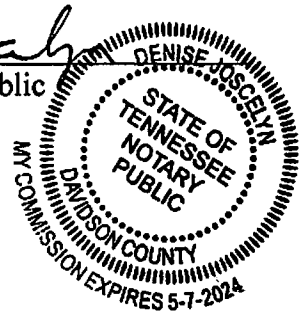


EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 30 on the Plan of Balch and Whitesides' Addition, as of record in Minute Book "D," page 734, Circuit Court for said County, described as follows:

Beginning at a point on the easterly margin of 4th Avenue North, formerly Cherry Street, 100 feet northerly from the northeast corner of said 4th Avenue North and Jackson Street, said point being the northwest corner of a part of Lot No. 30 conveyed to R. L. Ball and wife, by deed from N. E. Dye, et ux, of record in Book 1760, page 93, Register's Office for said County; thence with the easterly margin of said 4th Avenue North, northwardly 121 feet to the northwest corner of said Lot No. 30; thence with the northern boundary line of said Lot No. 30, eastwardly 170 feet to the westerly margin of an alley; thence with the westerly margin of said alley, southwardly 121 feet to the northeast corner of said Ball property; thence with the northern boundary line of said Ball property, westwardly 170 feet to the beginning.

Being the same property conveyed to Thomas R. Scales and wife, Beverly Sue Scales, by deed from R. M. Nitchum and wife, Catherine C. Mitchum, of record in Book 4194, page 60, Register's Office for Davidson County, Tennessee; the said Thomas R. Scales having since died, whereupon the property vested solely in Beverly Sue Scales, as surviving tenant-by-the-entirety.

True Copy Certification

I, Jack W. Robinson, Jr., 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, the undersigned, a notary public for this county and state, Jack W. Robinson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DENISE JOSCELYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

My Commission Expires: 5-7-2024

Notary's Seal