Karen Johnson Davidson County
Batch# 576245 DEEDQC
02/24/2021 09:09:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210224-0022684

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Christena Scales	(NAME) SAME AS NEW OWNER	052-01-0-193.00
256 Robinwood Avenue		
Madison, TN 37115	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Robert Anthony Scales**, does hereby quitclaim and convey all of his interest in the subject property unto, **Christena Scales**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 5 of Block "F" on the Revised Plan of Power and Roths, Madison Park & Subdivision, of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the Southerly side of Robinwood Avenue (Drive) and runs back between parallel lines 237 feet to a dead line.

Being the same property conveyed to Christena Scales and Robert Anthony Scales, unmarried, tenants in common, by deed from Karen Fay Smith, unmarried, f/k/a Karen Murff, unmarried, dated January 2, 2019, recorded January 3, 2019 by Instrument No. 20190103-0000690, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 22nd day of February, 2020.

Affiant

My commission expires: 8-20-24
(Affix Seal)

Notary Public

NATISHA ELAINE KEMPER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this 22nd day of February, 2020.

Robert Anthony Scales

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of February, 2020, before me personally appeared Robert Anthony Scales, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal, at office in Davidson County, this 22nd day of February, 2020.

My commission expires: 8-20-24

Notary Public

NATISHA ELAINE KEMPER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY