This instrument was prepared by:
Mark C. Scruggs, Attorney
95 White Bridge Rd, Ste. 508
Nashville, TN 37205
(615) 352-8326

Karen Johnson Davidson County
Batch# 615981 **DEEDQC**
04/15/2021 02:24:35 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210415-0050597

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0

Affiant

Subscribed and sworn to before me this 15th day of April, 2021.

Notary Public, My Commission Expires: 03/07/2025

JO LYNN MANGRUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:
Mark C. and Mary Jane Scruggs
3521 Binkley Road
Joelton, TN 37080

Send Tax Bills To:
Same

Map-Parcel Numbers:
Parcel 59
Map 14

KNOW ALL MEN BY THESE PRESENTS that for an in consideration of the sum of One and 00/100 Dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, for the purpose of making a conveyance to create a fee simple estate, we Mark C. Scruggs and Mary Jane Scruggs, husband and wife, hereinafter called the Grantors, do hereby quitclaim, transfer and convey unto Mark C. Scruggs and Mary Jane Scruggs, as tenants by the entirety, hereinafter called the Grantees, all of our right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by made by David P. Brackman, Registered Land Surveyor, dated April 4, 2021, as follows:

Beginning at a pipe on the southern right of way of Binkley Road being the northwest corner of Parcel 60 Map 14 in Davidson County, Tennessee and being the northeast corner of herein described tract;

Thence leaving said right of way S 19 deg 02 min 21 sec W 375.08' to a cutoff utility pole;

Thence S 11 deg 38 min 05 sec W 462.93' to an iron pin;

Thence N 83 deg 22 min 00 sec W 274.74' to an iron pin;

Thence N 10 deg 27 min 49 sec E 276.86' to an iron pin;

Thence N 81 deg 59 min 37 sec W 144.52' to an iron pin;

Thence N 08 deg 56 min 23 sec E 411.45' to an iron pin;

Thence N 38 deg 55 min 16 sec E 250.57' to an iron pin on the right of way of Binkley Road;

Thence with said right of way S 71 deg 55 min 21 sec E 378.79' to point of beginning containing 337,007.89 Sq. Ft. or 7.74 Acres.

Being part of the same property conveyed by Quitclaim Deed of record in Instrument No. 2004 1004-0119289, Warranty Deed Instrument No. 2000 1208-0121308, to Mark C. Scruggs and wife Mary J. Scruggs, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

This property is known as 3527 Binkley Road, Joelton, TN 37080 which is improved property.

WITNESS my hand this 15th day of April, 2021.

MARK C. SCRUGGS, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named, **Mark C. Scruggs**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of April, 2021.

Jo Lynn Mangrum
Notary Public
My commission expires: 03/07/2023

JO LYNN MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand this 15th day of April, 2021.

Mary Jane Scruggs

MARY JANE SCRUGGS, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named, **Mary Jane Scruggs**, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of April, 2021.

Jo Lynn Mangrum

Notary Public
My commission expires: 03/07/2023

JO LYNN MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GENERAL NOTES

1. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
2. UTILITIES HAVE BEEN PLOTTED FROM SURFACE EVIDENCE FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR DESIGN.
3. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN, AS PER N.F.I.P. MAP # 47037C0100H, DATED: APRIL 5, 2017.
4. NO BOUNDARY SURVEY WAS PERFORMED AT THIS TIME.

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE GRID SHOWN HEREON WAS PLACED WITH AN UNADJUSTED LINEAR ERROR OF CLOSURE OF LESS THAN 1' 1,000

BY: _____
DAVID P. BRACKMAN R.L.S.# 1684

OWNER: MARK C. & MARY JANE SCRUGGS
PROPERTY LOCATED: 3527 BINKLEY ROAD
JOELTON, DAVIDSON COUNTY, TENNESSEE
PROPERTY: BEING PARCEL 59 ON COUNTY
PROPERTY MAP 14
RECORDED: INST # 20041004-0119289, R.O.D.C., TN
SCALE: 1" = 100'
DATE: APRIL 4, 2021

TRACT MAP

SCRUGGS
3527 BINKLEY ROAD
PROPERTY MAP 14 PARCEL 59
JOELTON, DAVIDSON COUNTY, TENNESSEE

DAVID P. BRACKMAN REG. LAND SURVEYOR NO. 1684 STATE OF TENNESSEE

BRACKMAN
LAND SURVEYING
1707 Gale Ln.
Nashville, TN 37212
PH (615) 476-8107
FAX (615) 298-2605
Email: dbrack@bellsouth.net

DATE: APRIL 4, 2021
FILE NO. 21-3527BINKLEY
SHEET NO 1 OF 1