Prepared By:
Vonda Scruggs

After Recording Return To:
718 Thompson Lane Suite 459
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 712153 DEEDQC
09/09/2021 10:10:21 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210909-0120676

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On September 02, 2021 THE GRANTOR(S),

- VONDA SCRUGGS, a single person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Buena Vista Land Trust, T. Jones, Trustee, Trustee, residing at 718 Thompson Lane Suite 459, Nashville, Davidson County, Tennessee 37204

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description:

Being lot No. 1 on the map of Fontaine Subdivision of Lot 16 of the McIntosh Lands, not of record, described according to a survey made by Jack R. Underwood, Surveyor, on April 23 and 24, 1968, and being more particularly described as follows:

Beginning at an iron pin one foot from a large cedar, James Morris northeast corner; thence North 39 Deg. 45' East 1022 feet, to the center of Buena Vista Pike (stake in line 34.5 feet to the center of said Pike; thence South 40 Deg. 30' East up said Pike 338 feet to a point in Pike 33 feet from an iron pin on the westerly side of said Pike; thence South 50 Deg. 45' West 1056 feet to an iron

pin in old fence row, in James Morris easterly line; thence North 21 Deg 30' West 150 feet to the point of beginning, containing 5.63 acres, more or less.

Being the same property conveyed to VONDA SCRUGGS by Deed of record 20170821-0085610 from the STATE OF TENNESSEE by Deed from THE NATURE CONSERVATORY, of record in Deed Book 5432 Page 674, Davidson County Register of Deeds.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 059-140-051.00

Mail Tax Statements To:
Buena Vista Land Trust
718 Thompson Lane Suite 459
Nashville, Tennessee 37204

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 9/2/2021

Vonda Scruggs

VONDA SCRUGGS
919 Gilmore Avenue
Nashville, Tennessee, 37204

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 2 day of September, 2021, before me personally appeared VONDA SCRUGGS, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Zaka Smith

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON ZAKA SMITH

Title (and Rank)

My commission expires September 18, 2022

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

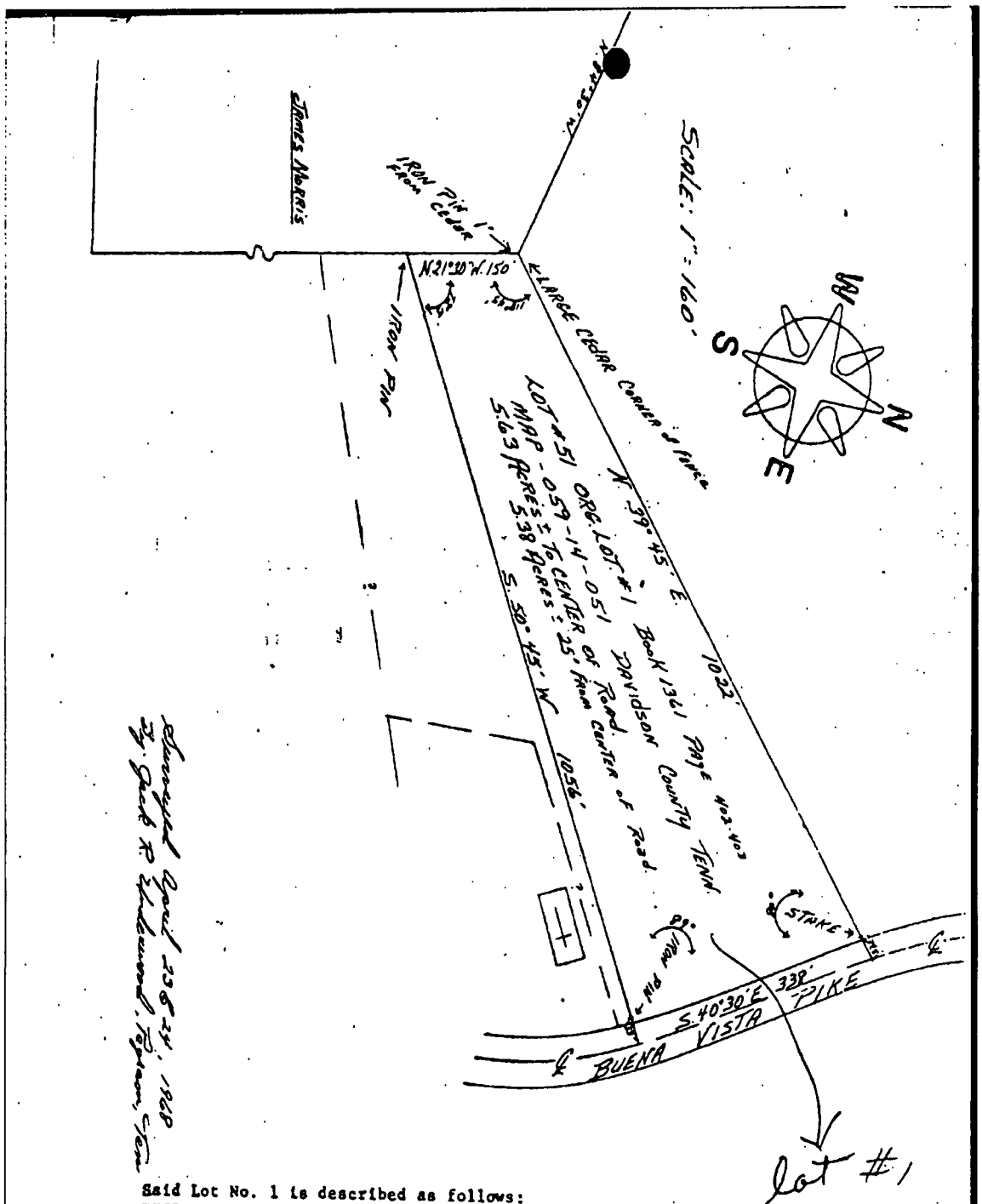
Vonda Scruggs

Affiant

Affiant's Name: Vonda Scruggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Vonda Scruggs **Affiant**
Subscribed and sworn before me this the
9 **Day of** September, 20 21.
Branch Ivey, **Deputy Register**

Exhibit B



Said Lot No. 1 is described as follows:
BEGINNING at an iron pin one foot from a large cedar, James Morris northeast corner; thence North 39° 45' East 1022 feet to the center of Buena Vista Pike (stake in line 34.5 feet from the center of said Pike); thence South 40° 30' East up said Pike 338 feet to a point in Pike 33 feet from an iron pin on the westerly side of said Pike; thence South 50° 45' West 1056 feet to an iron pin in an old fence row, in James Morris easterly line; thence North 21° 30' West 150 feet to the point of beginning, containing 5.63 acres, more or less.

JURAT

STATE of TENNESSEE
COUNTY of Davidson

Subscribed and sworn before me on this 2 day of September, 2021 by Vonda Scruggs.

WITNESS my hand and official seal.

Signature _____
Printed Name: Zakia Smith, Notary Public
My commission expires: September 18, 2022

Description of Attached Document

Title/Type of Document: Quit Claim Deed
Number of Pages (including this page): 5
Date of Document: 9/02/2021
Signer(s) Other Than Named Above: _____