Karen Johnson Davidson County
Batch# 738009 DEEDQC
10/18/2021 08:20:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211018-0139252

Return to:
VYLLA, LLC
6200 TENNYSON PARKWAY, SUITE 110
PLANO TX 75024
Send Tax Notices to:
WILLIAM SCRUGGS, JR.
1504 BEAUNA CT
MADISON, TN 37115

FILE NO. 101-10276466

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM SCRUGGS, JR.	WILLIAM SCRUGGS, JR.	053 09 0 113.00
1504 BEAUNA CT MADISON, TN 37115	1504 BEAUNA CT MADISON, TN 37115	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WILLIAM SCRUGGS, JR. AND WIFE, SHERRY SCRUGGS**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **WILLIAM SCRUGGS, JR. UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6, ON THE PLAN OF BEAUNA HILL SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 8250, PAGE 879, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM SCRUGGS, JR. AND WIFE, SHERRY SCRUGGS, BY A DEED DATED 04/22/2005, RECORDED 04/28/2005, AS INSTUMENT NO. 20050428-0047473, AMONG THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property known as, 1504 BEAUNA COURT, MADISON, TN 37115

This deed is being executed pursuant to that certain decree of divorce filed in Case No. 20D1073 in the records of Davidson County, State of Tennessee insofar that Sherry Marie Scruggs has no further interest in the above property and that there is no money due and payable by the Grantor to the Grantee

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19 day of Feb, 2021

WILLIAM SCRUGGS, JR.

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Christine Bolanis Garner of the state and county mentioned, personally appeared **WILLIAM SCRUGGS, JR.** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

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

Notary Public
Printed Name: Christine Bolanis Garner
My Commission Expires: 4/18/22

Witness my hand this 19 day of Feb, 2024

Sherry Scruggs
SHERRY SCRUGGS

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Christine Bolanis Garner of the state and county mentioned, personally appeared **SHERRY SCRUGGS** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

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

Notary Public
Printed Name: Christine Bolanis Garner
My Commission Expires: 4/18/22

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0 .

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 19 day of Feb , 2021

Notary Public

My commission expires: 4/18/22

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

Tennessee Certification of Electronic Document

I, Alyssa Graham, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 19/02/2021 (date of document).

Affiant Signature

19/02/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 19 day of february, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954