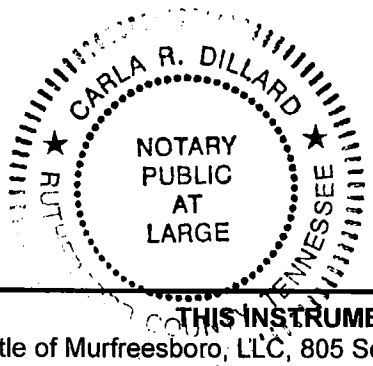
Karen Johnson Davidson County
Batch# 739501 DEEDQC
10/19/2021 11:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211019-0140253

QUITCLAIM DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: February 08, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Scruggs	Movement Mortgage, LLC	04312005300
(NAME)	(NAME)	
132 Vandiver Drive	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jessica Scruggs, unmarried,** hereinafter called the Grantor(s), have quitclaimed unto **Jessica Scruggs, unmarried and Danti Butler, Sr., unmarried ,** hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1
Being Lot No. 22 on the unrecorded plan of Vandiver Subdivision of the east one-half of Tract No. 9 of the Anderson Land, in the 11th Civil District of Davidson County, described according to the Plan made by Ewell Anderson in July of 1944 as follows: Beginning at a point in the Northwesterly margin of Vandiver Drive at the common corner of Lots No. 21 and 22; thence along the margin of said drive in the northwesterly direction 50 feet to a point; thence extending back between two parallel lines, 157 feet, more or less, to a point in the low water mark of the Cumberland River the rear line measuring 50 feet thereon.

Being the same property conveyed to Gregory A. Trudeau and Anita C. Trudeau, husband and wife, by Quitclaim Deed from GAT, LLC, of record in Instrument No. 20120117-0004480, dated January 7, 2012, said Register's Office. See also Quitclaim Deed of record in Instrument No. 20080521-0051996, and Warranty Deed of record in Instrument No. 20071016-0122575, said Register's Office.

Being the same property conveyed to Jessica Scruggs, unmarried by deed from Gregory A. Trudeau and Anita C. Trudeau, husband and wife of record in Instrument #__20211019014025l___, Register's Office for said County.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 132 Vandiver Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hands this 30th day of September, 2021.

Jessica Scruggs

State of Tennessee
County of Rutherford

Personally appeared before me Jessica Scruggs, unmarried with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2021.

Notary Public Carla R. Dillard
My Commission Expires: February 08, 2024

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

RETURN TO:
Southeast Title of Murfreesboro, LLC
805 South Church Street
Suite 11
Murfreesboro, TN 37130

File No.: 2465

Certificate of Authenticity

I, **Carla R. Dillard**, 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 10-15, 2021

Name: Carla R. Dillard
Title: President

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me on October 15, 2021.

Notary Public: Judy Reed
My Commission Expires: 11-20-21

JUDY REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD