Karen Johnson Davidson County
Batch# 774295 DEEDQC
12/15/2021 01:23:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211215-0165863

AFTER RECORDING RETURN TO:
Vylla Title, LLC
ATTN: Post Close Dept., 6200 Tennyson Pkwy, Suite 110
Plano, TX 75024
File No. 101-10355273

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 049-16-0A-022.00

QUITCLAIM DEED

THIS DEED made and entered into on this 2 day of December, 20 21, by and between **Merrell Stanley Scruggs, a married woman joined in execution by her spouse, Lewis Clyde Scruggs,** a mailing address of 723 Willow Trace Drive, Whites Creek, TN 37189, hereinafter referred to as Grantor(s) and **Merrell Stanley Scruggs and Lewis Clyde Scruggs, wife and husband, as joint tenants with right of survivorship**, a mailing address of 723 Willow Trace Drive, Whites Creek, TN 37189, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE PLAN OF THE SECOND REVISION OF WILLOW TRACE SUBDIVISION, PHASE ONE, OF RECORD IN BOOK 7900, PAGE 14, AS AMENDED IN BOOK 8020, PAGE 967, AND BOOK 8046, PAGE 641, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address: 723 Willow Trace Drive, Whites Creek, TN 37189

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20031022-0156373, recorded on 10/22/2003 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Merrell Stanley Scruggs

Merrell Stanley Scruggs

Lewis Clyde Scruggs

Lewis Clyde Scruggs

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Merrell Stanley Scruggs and Lewis Clyde Scruggs, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 2 day of December 2, 2021.

Ella K. Butler

Notary Public
My Commission expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

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

Merrell Stanley Scruggs

Lewis Clyde Scruggs

Affiant

Merrell Stanley Scruggs

Print Name: Lewis Clyde Scruggs

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 2 day of December, 2021.

Ella K Butler

Notary Public
My Commission Expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:

Merrell Stanley Scruggs and Lewis Clyde Scruggs
723 Willow Trace Drive
Whites Creek, TN 37189

Name and address of property owner:

Merrell Stanley Scruggs and Lewis Clyde Scruggs
723 Willow Trace Drive
Whites Creek, TN 37189

Tennessee Certification of Electronic Document

I, Jennifer Mooring 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 12/2/21 (date of document).

Affiant Signature

12/13/21
Date

State of Texas

County of Collin

Sworn to and subscribed before me this 13th day of Dec, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2/21/2022

NOTARY'S SEAL

CARROLL OWEN
Notary Public, State of Texas
Comm. Expires 02-21-2022
Notary ID 131459214

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of the Second Revision of Willow Trace Subdivision, Phase One, of record in Book 7900, page 14, as amended in Book 8020, page 967, and Book 8046, page 641, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same which by Deed dated and recorded in the County of Davidson, State of TN in book page conveyed unto .