Karen Johnson Davidson County
Batch# 812590 DEEDQC
02/28/2022 02:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220228-0022543

QUITCLAIM DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Rita D Broughton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of February 2021.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 10-2-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pike
Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rita D. Broughton and Anthony L. Broughton	New Owner	06110A07500
2660 Pine Ridge Drive		
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Rita D. Broughton f/k/a Rita D. Scruggs,** "the Grantor," by these presents does hereby quitclaim and convey unto **Rita D. Broughton and Anthony L. Broughton, Wife and Husband,** "the Grantees," their heirs and assigns, all my right, title, and interest in and to the following described tract of land in **DAVIDSON** County, Tennessee:

BEING Lot No. 34, on the Plan of Pine Ridge, Section Three, a Planned Unit Development, of record in Plat Book 6900, Page 660, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rita D. Scruggs, married, from Michael R. Scruggs, married by Warranty Deed dated May 12, 2005 and recorded June 5, 2005 of record in Instrument No. 20050606-0064485 Register's Office for Davidson County, Tennessee. The said Rita D. Scruggs having since divorced as evidenced by Final Decree, Docket No. 06D-5 filed in the Fourth Circuit Court for Davidson County, State of Tennessee. Said Rita D. Scruggs having since remarried and is n/k/a Rita D. Broughton.

This is improved property commonly known as: 2660 Pine Ridge Dr., Nashville, TN 37207

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set my hand this the 16 day of February, 2022.

Rita D Broughton

Rita D. Broughton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rita D. Broughton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 16 day of February, 2022.

My commission expires: 10-2-23

Sandy Balent

Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 2.16.22.

Affiant Signature

2.16.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 16 day of Feb, 2022.

Notary Signature

My Commission Expires: 11/8/22

