QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 847959 DEEDQC
04/29/2022 09:10:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220429-0049606

S. RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Gregg Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of April, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.15.2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregg A. Scott and Ellen F. Scott, Trustees of The Scott Family Trust	New Owner	10804019700
(NAME)	(NAME)	
2248 South Eldridge Street	1005 Fitzpatrick Road	
(ADDRESS)	(ADDRESS)	
Lakewood, CO 80228	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Gregg Scott and Ellen Scott, husband and wife, ("Grantors")**, do hereby bargain, sell, remise, release, quit claim and convey unto **Gregg A. Scott and Ellen F. Scott, Trustees of The Scott Family Trust, ("Grantee")**, all of Grantors' tenants in common interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 395 on the Plan of Larchwood, Section Seven, as shown by plat of record in Plat Book 6900, Page 274, of the Register's Office of Davidson County,

Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tanner Scott and Emily Scott, husband and wife, and Gregg Scott and Ellen Scott, husband and wife, as tenants in common, by Deed dated August 2, 2021 from Justin Norris and Brooke Galyan, a married couple, recorded October 4, 2021, in Instrument Number 20211004-0132813, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is improved property commonly known as: 1005 Fitzpatrick Road, Nashville, TN 37214.

WITNESS OUR HANDS this 26 day of April, 2022.

Gregg Scott

Gregg Scott

Ellen Scott

Ellen Scott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26 day of April, 2022, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Gregg Scott and Ellen Scott, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

S. Ruffin Craig

Notary Public

Commission expires: 5.15.2023

S. RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:

The Law Office of S. Ruffin Craig, Jr., PLLC
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