Karen Johnson Davidson County
Batch# 943454 DEEDQC
11/21/2022 03:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221121-0123441

QUITCLAIM DEED

FROM: MELISSA H. SCARBRO

This Instrument was Prepared by:

TO: Jeffrey Allen Scarbro
7474 Old Charlotte Pike
Nashville, TN 37209

John J. Hollins, Jr., Esq.
Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey Allen Scarbro 7474 Old Charlotte Pike Nashville, TN 37209	Same	Tract 1: 114 00 0 024.00 Tract 2: 114 00 0 253.00

AFFIDAVIT

STATE OF Tennessee)
COUNTY OF Williamson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in the case styled **Melissa Lisle Hooper Scarbro v. Jeffrey Allen Scarbro, Davidson County Third Circuit Court, Case 22D-18** and that there was no other consideration given for the transfer.

Melissa H Scarbro
Affiant

Sworn to and subscribed before me, this the 21 day of November, 2022.

R.L.G. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2024

R L G Davis
Notary Public

My Commission Expires: _____

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Melissa Lisle Hooper Scarbro v. Jeffrey Allen Scarbro, Davidson County Third Circuit Court, Case 22D-18.** Accordingly, Melissa Lisle Hooper Scarbro does hereby quitclaim unto the said Jeffrey Allen Scarbro, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tracts or parcels of land in Davidson County, State of Tennessee, as described in **Exhibit A** attached hereto which is the same as attached to the previously instrument of record.

Being the same property conveyed to Melissa H. Scarbro, Trustee of the Melissa H. Scarbro Revocable Trust dated September 27, 2019, from Melissa H. Scarbro, by Warranty Deed, of record in Instrument #20191002-0100395, Register's Office for Davidson County, Tennessee.

The is improved property is known as 7474 Old Charlotte Pike, Nashville, Tennessee 37209 and the unimproved property is known as 7478 Old Charlotte Pike, Nashville, Tennessee 37209.

Melissa H. Scarbro, Melissa Lisle Hooper Scarbro and Melissa Lisle Hooper are one in the same.

Witness my hand this 21 day of November, 2022.

Melissa H. Scarbro

STATE OF Tennessee)
COUNTY OF Williamson

Personally appeared before me, R.L.G. Davis, a Notary Public of said County and State, Melissa H. Scarbro, whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21 day of November, 2022.

R.L.G. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

NOTARY PUBLIC

My Commission Expires:

EXHIBIT A

Two tracts of land in the 8th Civil District of Davidson County, Tennessee, to wit:

TRACT 1 - Being part of Lot No. 6 on the plan of the division of the real estate of William Gower, deceased, as of record in Minute Book "H", page 487, County Court for said County, described according to a survey made by Z. T. Wilkinson, surveyor, 7-21-58, as follows:

Beginning at a post at the northeast corner of the property conveyed to John C. Womack and wife, by deed from J.E. Stafford et ux, of record in Book 1025, Register's Office for Davidson County, Tennessee; thence North 76 degrees East 93 feet to a 12-inch cedar; thence South 17 degrees East 126.5 feet to a 10-inch hackberry; thence South 27 degrees East 294 feet to a 10-inch Elm; thence South 34 degrees East 133 feet to a spike in the center of Old Charlotte Pike; thence with the center of said Pike South 72 degrees West 48 feet; thence South 68 degrees West 120 feet to a comer of the Womack property; thence with a fence line North 76 degrees 30 minutes West 196 feet; thence North 2 degrees East 485 feet to the beginning, containing 2.56 AC more or less.

TRACT II - Beginning at a point in the center of Charlotte Pike 38 feet Southwest of the southwest corner of the tract of land conveyed to A.L. Totty, by said Stafford under deed of record in Book 986, page 161, Register's Office for Davidson County, Tennessee, and running thence North 76 1/2 degrees West 196 feet to a point in the center of Overall's Creek; thence North 2 degrees East 485 feet to a post; thence North 88 3/4 degrees West 147 feet to a point in the center of Gower Road; thence South 5 degrees West 768 feet to a point in the center of Charlotte Pike; thence North 72 1/2 degrees East 131 feet; thence North 56 degrees East 335 feet to the point of beginning, containing 3.18 AC, more or less.

Being the same property conveyed to Melissa H. Scarbro by Deed from Jeffrey R. Scarbro, of record at instrument number 20160912-0095555, Register's Office for Davidson County, Tennessee.

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, John J. Hollins, Jr., 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 November 21st, 2022.

John J. Hollins, Jr.

Date: 11-21-22

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, R.L.G. Davis, a Notary Public of said County and State, John J. Hollins, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 21 day of November, 2022.

Notary Public
My Commission Expires:

R.L.G. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024