Karen Johnson Davidson County
Batch# 1015917 DEEDQC
06/16/2023 09:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230616-0045978

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Charles Scales
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026 (AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON My Comm. Exp. September 07, 2026

WG-QCD-23-1221

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles Ervin Scales, unmarried		
(NAME)	(NAME)	
1221 John L Copeland Blvd,	**Same as owner**	**07110012800**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES EDWARD SCALES, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CHARLES ERVIN SCALES, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being Lot No. 46 on Block "B" on the Map of J. B. Haynie's Cumberland Heights, as of record in Book 57, page 170, Register's Office for said County.

Said Lot fronts 50 feet on the south side of Aline Avenue and runs back between parallel lines, 125 feet to an alley.

Being the same property conveyed to Charles E. Scales, from Jimmy D. Ellison by Quitclaim Deed of record in Book 6799, Page 699 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1221 John L Copeland Blvd, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 1st day of June, 2023.

Charles Edward Scales

Charles Edward Scales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES EDWARD SCALES, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of June, 2023 .

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, Gabriel R. Lutz, 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 **06/01/2023** (date of document).

Affiant Signature

Date **06/01/2023**

State of New York

County of Clinton

Sworn to and subscribed before me this **01** day of **June**, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027