Karen Johnson Davidson County
Batch# 1025125 DEEDQC
07/11/2023 03:49:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230711-0053109

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Jaime E. Scruggs and Jesse E. Scruggs 508 Huckleberry Road Nashville, TN 37205	Same	Map 26 Parcels 60, 81 and 135

This instrument prepared by: HOLLAND & KNIGHT, LLP, Aaron B. Flinn, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF Tennessee)
COUNTY OF Davidson)

VINCENT LADSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 6, 2024

The actual consideration for this transfer is $-0-.

Jaime Scruggs Jaime Scruggs
Affiant

Subscribed and sworn to before me, this the 18 day of May, 2023.

NOTARY PUBLIC
My Commission Expires: 03/06/2024

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Jaime E. Scruggs and Jesse E. Scruggs, Co-Executors of the Estate of Gary E. Scruggs ("Grantors") by these presents, do hereby quitclaim, transfer and convey unto Jaime E. Scruggs and Jesse E. Scruggs, Co-Trustees of the Gary E. Scruggs Lifetime Trust dated August 30, 2018 ("Grantees"), their successors and assigns, all of their 50% undivided interest in and to the following described land in Davidson County, Tennessee:

Land in the 10th Civil District of Davidson County, Tennessee, in accordance with a survey by Sanford and Associates, Inc., Franklin, Tennessee, dated November 27, 1974, and being more particularly described as follows:

Beginning in the north margin of Gallatin Road at the southeast corner of William G. Wright property and the southeast corner of this property; thence N 13 deg. 39 min. 21 sec. W 2,499.55 feet to Sally V. Butts property; thence N 87 deg. 07 min. 58 sec. E 858.98 feet; thence S 82 deg. 28 min. 22 sec. E 70.08 feet; thence N 50 deg. 36 min. 15 sec. E 38.18 feet to the west margin of Farm Road; thence S 43 deg. 27 min. 32 sec. E. 213.67 feet; thence S 48 deg. 03 min. 46 sec. E 226.47 feet; thence S 34 deg. 46 min. 11 sec. E 134.59 feet; thence S 29 deg. 36 min. 56 sec. E 317.82 feet; thence S 15 deg. 35 min. 29 sec. E 104.55 feet; thence S 23 deg. 23 min. 23 sec. E 274.69 feet; thence S 4 deg. 43 min. 10 sec. E 133.37 feet; thence S 16 deg. 13 min. 25 sec. E 121.10 feet; thence leaving said Farm Road S 77 deg. 24 min. 22 sec. W 907. 78 feet; thence N 14 deg. 40 min. 54 sec. W 150.50 feet; thence S 80 deg. 03 min. 37 sec. W 200.84 feet; thence S 12 deg. 11 min. 32 sec. E 1108.52 feet to the north margin of Gallatin Pike; thence along the north margin of Gallatin Pike generally west 211.25 feet to the point of beginning, containing 46.070 acres, more or less.

Included in the above description but excluded from this conveyance are the following tracts of land:

Excluded Tract No. 1. Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the north margin of U.S. Highway 31E (Gallatin Road) West of Mansker's Creek and being more particularly described according to a survey by Crawford Land Surveyors, P.C., William C. Cockrill, Registered Land Surveyor, Tennessee R.L.S., No. 1401, dated February 29, 1996, and revised March 4, 1996, as follows:

Beginning at an iron pin in the northerly margin of U.S. Highway 31E, said pin being the southwest corner of the herein described tract and being 26.4 feet easterly along said margin from a concrete right-of-way monument; thence, leaving said margin, with the east line of Thomas Diskin, et. ux., of record in Deed Book 5072, page 425, R.O.D.C.T., N 13 deg. 12' 02" W, 925.97 feet to a point in the southerly margin of Hendersonville By-Pass; thence, with said margin and a curve concave to the south having a radius of 5629.58 feet, a central angle of 02 deg. 18' 48" and a chord of N 82 deg. 42' 07" E, 227.27 feet for an arc length of 227.29 feet to a point, said point being 4.76 feet along said margin from a concrete right-of-way monument; thence, leaving said margin, with the west line of W.H. Green, et. ux. of record in Deed Book 3186, page 421, R.O.D.C.T., S 12 deg. 11' 32" E, 930.83 feet to a concrete right-of-way monument in the north margin of U.S. Highway 31 E; thence, with said margin S 84 deg. 09' 39" W, 211.43 feet to the point of beginning, containing 202,753 square feet or 4.65 acres, more or less.

Being the same property conveyed to Shurgard-Freeman Franklin Joint Venture, a Tennessee joint venture, from Earl E. Scruggs and wife, Louise Scruggs, by deed of record in Book 9985, page 379, Register's Office for Davidson County.

Excluded Tract No. 2. Beginning at the point of intersection of the north boundary of the Andy and Andrew Barrett property and the east boundary of the W. H. Green property; thence with said east boundary north 13 degrees 57 minutes 22 seconds west 148 feet more or less to a point in the north boundary of the W. H. Green, et ux property; thence with said north boundary south 80 degrees 48 minutes 44 seconds west 200.84 feet to a point in the west boundary of the W. H. Green et ux property; thence with said west boundary south 11 degrees 15 minutes 29 seconds east 168 feet more or less to a point in the proposed south margin of S.R. 386; thence with said proposed margin with a curve left having a radius of 5,629.58 feet westwardly 229.22 feet to a point in the east boundary of the Thomas Francis Diskin property; thence with said east boundary north 11 degrees 43 minutes 29 seconds west 238 feet more or less to a point in the proposed north margin of S.R. 386; thence with said proposed margin along a curve right having a radius of 5,864.58 feet eastwardly 592.89 feet to a point; thence north 88 degrees 17 minutes 24 seconds east 202.35 feet to a point; thence north 88 degrees 37 minutes 31 seconds east 559.765 feet to a point in the west boundary of the existing permanent perpetual easement; thence with said easement south 17 degrees 21 minutes 12 seconds east 44 feet more or less to a point in said north boundary of the Andy and Andrew Barrett property; thence with said north boundary south 78 degrees 05 minutes 39 seconds west 907.78 feet to the point of beginning and containing 4.016 acres and being part of the same property conveyed to Earl E. Scruggs et ux by Mary H. Wright as of record in book 4879, page 855, Register's Office for Davidson County.

Being the same property condemned and taken by the State of Tennessee as described in the Order of the Circuit Court of Davidson County, Tennessee, of record in Book 8211, page 577, Register's Office for Davidson County.

The above being the same property conveyed to the Estate of Randy Lynn Scruggs and the Estate Gary E. Scruggs, by deed from Jaime E. Scruggs and Jesse E. Scruggs, Successor Trustees of the Earl E. Scruggs Trust u/a/d April 27, 2006, of record as Instrument No. 20220331-0037305, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Vietnam Veterans Boulevard, Madison, Tennessee 37115.

Jaime E. Scruggs, Co-Trustee of the Gary E. Scruggs Lifetime Trust dated August 30, 2018

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jaime E. Scruggs, Co- Trustee of the Gary E. Scruggs Lifetime Trust dated August 30, 2018, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, Tennessee, this the 18 day of May, 2023.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

Jesse E. Scruggs, Co-Trustee of the Gary E. Scruggs Lifetime Trust dated August 30, 2018

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse E. Scruggs, Co- Trustee of the Gary E. Scruggs Lifetime Trust dated August 30, 2018, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 18 day of MAY, 2023.

NOTARY PUBLIC

My Commission Expires: 03-24-2023