Karen Johnson Davidson County
Batch# 1070352 DEEDQC
11/13/2023 11:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231113-0088112

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 20th day of October, 2023.

Notary Public

My Commission Expires: 11/2/26

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Address of New Owners:	Send Tax Bills To:	Map-Parcel numbers:
Ezra Lawrence Scott and/or Michelle Lyn Scott, Trustees 216 Cliffdale Road Nashville, Tennessee 37214	SAME	085 13 0 038.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Blair Paul Scott, Jr.**, hereby remises, releases and quitclaims all of **his** right, title and interest in the tract(s) or parcel(s) of land described on Exhibit A attached hereto to **Ezra Lawrence Scott and/or Michelle Lyn Scott, Trustees of the Scott Family Trust dated October 20, 2023**, and to their successors in trust, with

full power to sell, transfer, mortgage and convey without signature of any beneficiary. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20th day of October, 2023.

Blair Paul Scott, Jr.

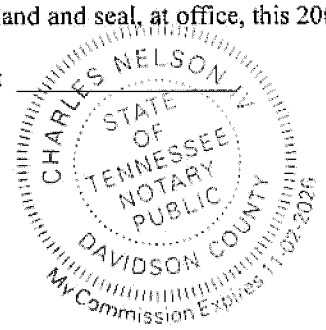
Blair Paul Scott, Jr.

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 Blair Paul Scott, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20th day of October, 2023.

My Commission Expires: _____



Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot(s) 4, as shown on the map entitled Revised Map of Cliffdale, of record in Book 974, page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Blair Paul Scott, Jr., unmarried, by deed from Chelsea Ryan and husband, Patrick Ryan, of record as Instrument No. 20141027-0098675, Register's Office for Davidson County, Tennessee.

This is improved property known as 216 Cliffdale Road, Nashville, Tennessee 37214.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 10/20/23.

10/20/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of October, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

