QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1074332 DEEDQC
11/21/2023 03:03:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20231121-0090743

LF-QCD-23-6145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 20 23.

Notary Public

MY COMMISSION EXPIRES: 01/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Keith Lane Scoggin and Ethan Troy Bryant, married to each other	**Same As New Owner**	
(NAME) **6145 Binns Lane,**	(NAME)	**074-16-0-A-074.00co**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(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, **KEITH LANE SCOGGIN, MARRIED** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **KEITH LANE SCOGGIN AND ETHAN TROY BRYANT, MARRIED TO EACH OTHER** 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:

Land in Davidson County, Tennessee, being Lot No. 74 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Keith Lane Scoggin by Warranty Deed from Parkhaven Communities, LLC, a Tennessee limited liability company, of record in Instrument Number 20220722-0083998, 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: **6145 Binns Lane, Hermitage, Tennessee 37076**.

Witness my/our hand(s) this the 14th day of November, 2023

Keith Lane Scoggin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH LANE SCOGGIN, 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 14th day of November, 2023.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212