Karen Johnson Davidson County
Batch# 1107640 DEEDQC
03/06/2024 08:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240306-0015445

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this 5th day, March 5, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027

New Owner Address:
TDKC Family Trust
856 Tyne Boulevard
Nashville, TN 37220

Send Tax Bills To:
Same

Map-Parcel Number:
13009001500

QUITCLAIM DEED

Thomas H. Scudder, Jr. ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **TDKC Family Trust**, dated March 5, 2024 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Donna Dugger Scudder**, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **March 5, 2024**.

Thomas H. Scudder, Jr.

Donna Dugger Scudder

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Thomas H. Scudder, Jr. and Donna Dugger Scudder** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, March 5, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027

EXHIBIT A

Being a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 13 of Block "C" on the 2nd Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, Page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 125 feet on the southerly side of Brookfield Avenue and runs back 161.73 feet on the easterly line and 162.50 feet on the westerly line to a dead line, measuring 125 feet thereon.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises including, but not limited to, that certain Easement for public utility purposes and 50-foot building setback line as shown on plan of record in Book 1130, Page 62, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas H. Scudder, Jr. from Thomas H. Scudder, Jr., Trustee of The Scudder Family Trust A dated June 14, 2012, by deed of record in Instrument No. 20151105-0113001, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 151 Brookfield Avenue, Nashville, Tennessee 37205

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 March 5, 2024.

Affiant Signature

03/5/2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
March 5, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027