Karen Johnson Davidson County
Batch# 1107640 DEEDQC
03/06/2024 08:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240306-0015447

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Donna D. Scudder
AFFIANT

Subscribed and sworn to 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

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

Send Tax Bills To:
Same

Map-Parcel Number:
146-02-0-011.00

QUITCLAIM DEED

Donna Dugger Scudder and Thomas Henry Scudder, Jr., (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim 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.

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 Henry 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 Henry 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

Land in the 7'" formerly in the 11'" Civil District of Davidson County, Tennessee, being part of the John Overton Property, as of record in Book 421, Page 160, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, July 16, 1948, as follows:

BEGINNING on the northerly margin of Lealand Section Tyne Boulevard at the southwest corner of the property conveyed to Susan Anderson Cheek by deed from John H. Cheek and wife, of record in Book 1157, Page 657, Register's Office for said County, thence with said Cheek's westerly line northwardly 544.5 feet; thence north 89 deg. 44 ' west 332.73 feet to the easterly margin of a 30 foot lane; thence with the same south 2 deg. 20' 40" west 544.86 feet to the northerly margin of Tyne Boulevard; thence with the same south 89 deg. 44' 35" 355.02 feet to the beginning.

Being the same property conveyed to Donna Dugger Scudder and Thomas Henry Scudder, Jr., wife and husband, from Fifth Third Investment Company, by deed of record in Instrument No. 20011219-0140289, 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 856 Tyne Boulevard, Nashville, TN 37220.

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

3/5/2024
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