This Instrument Prepared by:
Karen Johnson

Davidson County
Batch # 1172196
DEEDQC
08/20/2024 11:04:50 AM
3 pgs
Fees: $17.00 Taxes: $0.00
20240820-0063737

The Law Offices of
LUVELL L. GLANTON
915 Jefferson Street, 2nd Fl.
Nashville, TN 37208

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID NO.
JENNIFER WOODS **7807 Shinnecock Trail;** **Chattanooga, TN 37421**	**Same**	**081 03 0 187.00**

ADMINISTRATOR'S DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which hereby acknowledged, I, **JENNIFER WOODS**, am the administrator for the Estate of the decedent **IRENE SCRUGGS-MIDGETT**, Hamilton County Probate Docket Number 23P137, pursuant to *LETTERS OF ADMINISTRATION* issued on February 16, 2023 and by virtue of the power and authority given in and by the law of intestate successor, and in order to carry out the provisions of laws of Descent and Distribution, for and on behalf of the estate, for the purpose of serving as muniment of title and further evidencing the divestiture of title in and to the premise hereinafter described in the aforesaid estate, or any person or entity claiming by, under or through Affidavit of Heirship as administrator of the estate of IRENE SCRUGGS-MIDGETT, I do hereby devise, release, grant, bargain, sell, convey and forever quitclaim in equal shares to Jennifer Woods, who resides at 7807 Shinnecock Trail, Chattanooga, Hamilton County Tennessee 37421, Max W. Scruggs, Jr who resides at 1705 Executive Way, Nashville, Davidson County, Tennessee and Afi Scruggs, who resides at 4217 Bexley Avenue, South Euclid, Cuyahoga County, Ohio and their heirs and assigns forever, the following parcel of property located in Davidson County, Tennessee, to -wit: in Fee Simple property described below.

> Land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, and being part of lot No. Five (5) in Owens Buena Vista Plan, as of Record in Book 57, page 26, of Register's Office for Davidson county, Tennessee, and described as follows:
>
> BEGINNING at a point on the southern side of Adams or Walsh Street and said point of beginning being 181 feet, more or less or at

the easterly end of the Lot Rosa Evans purchased of Sam Davis and Wife Johnnie Davis, by Deed of Record in Book 1126, page 522, of said Adams Street, and easterly 96 feet, more or less, to the westerly line of Lot No. 4 in said plan; thence with the same and southerly 172 feet to a dead line; thence westerly with said dead line 99 feet, more or less to the westerly line of Lot 5, being the line between Lot 5 and 6 in said plan; thence northerly 173 feet to the place of the beginning, this being a part of the same property the Grantors hereof, purchased of Warren L. King and Wife, by Deed dated April 12, 1945, and of Record in Book No. 1215, page 485, of said Register's Office.

BEING the same property conveyed to R.E. Evans, same as R. O. Evans and Wife Rosa Evans by Installment Deed, of Record in Book 1324, page 336, Register's Office for Davidson County, Tennessee from Tom Resha and Wife, Louise Jones Resha.

The said Rosa Evans died in March of 1970 whereupon R. E. Evans/R. O. Evans, married the Grantor, Mary Elizabeth M. Evans and the said R. E. Evans/R. O. Evans died intestate March of 1973, survived by Mary Elizabeth. M. Evans.

BEING the same property conveyed on August 5, 2002 to Irene Scruggs Midgett,, her successors and assigns by QuitClaim Deed from Mary Elizabeth M. Evans as of Record instrument no. 20020805-0093435 Register's Office for Davidson County, Tennessee.

Irene Scruggs Midgett died intestate on December 24, 2022, while a resident of Chattanooga, Hamilton County, Tennessee. Max W. Scruggs predeceased Irene D. Scruggs on November 13, 1980.

Being the same property conveyed to Jennifer Woods, who resides at 7807 Shinnecock Trail, Chattanooga, Hamilton County Tennessee 37421, Max W. Scruggs, Jr who resides at 1705 Executive Way, Nashville, Davidson County, Tennessee and Afi Scruggs, who resides at 4217 Bexley Avenue, South Euclid, Cuyahoga County, Ohio and their heirs via affidavit of Heirship.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 17th day of August 2024.

Jennifer Woods

JENNIFER WOODS, as Executrix of the Estate of Irene Scruggs-Midgett

STATE OF TENNESSEE)
COUNTY OF ~~HAMILTON~~)
Davidson

On the 17th day of August, 2024 before me, the undersigned, personally appeared **JENNIFER WOODS**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted executed the instrument.

NOTARY PUBLIC

My Commission Expires: 5/9/2026

OATH OF ACTUAL CONSIDERATION PURSUANT TO T.C.A. 67-4-409(a)(4)

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

I, **JENNIFER WOODS**, hereby offer this instrument for recording within the meaning of the statutes of the State of Tennessee, under Tennessee Code Annotated Section 67-4-409(a)(4), hereby swear or affirm that the actual consideration for this transfer is $-0-.

AFFIANT, JENNIFER WOODS

Sworn to and subscribed before me this
17th day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 5/9/2026

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026