Karen Johnson
Batch # 1242364
03/03/2025 09 13.55 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250303-0015374

Prepared By: Charlton Guffey
Attorney at Law
506 N. Main Street
P O. Box 904
Jamestown, TN 38556

QUITCLAIM DEED

For good and valuable consideration received, I, **Elva Joyce Scruggs, surviving Trustee of The Joseph and Joyce Scruggs 2020 Joint Revocable Trust, dated June 26, 2020 with Joseph Lee Scruggs, deceased,** convey unto **Russell L. Scruggs and wife, Connie L. Scruggs,** the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Forest Acres Estates, Section One of record in Plat Book 3700, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Being the same property conveyed by a Warranty Deed from Jared A. Weis and wife, Victoria G. Weis, to Joseph L.. Scruggs and Elva J. Scruggs, husband and wife, and Russell Scruggs, unmarried, as tenants in common, of record in Instrument No. 20170726 - 0075578, Register's Office of Davidson County, Tennessee, dated July 25, 2017, and recorded July 26, 2017.

Previous and Last conveyance being a Quitclaim Deed from Joseph L. Scruggs and Elva J. Scruggs, husband and wife, unto Joseph Lee Scruggs and Elva Joyce Scruggs, Co-Trustees of The Joseph and Joyce Scruggs 2020 Joint Revocable Trust dated June 26, 2020, recorded July 29, 2020, as Instrument No. 20200729-0083156 of the Register's Office of Davidson County, Tennessee. However, Joseph L. Scruggs is now deceased, his date of death being August 3, 2021. He is survived by his wife, Elva Joyce Scruggs, who became sole Trustee of The Joseph and Joyce Scruggs 2020 Joint Revocable Trust upon his passing.

Map & Parcel: 172 08 0 018.00

No title examination has been made by the preparer, and Charlton Guffey, Attorney, and/or Guffey Law, PLLC, shall not be liable for the status of title to the property, the tax consequences or legal effect of the deed, or the accuracy of such information and/or property description. By their signatures hereon and/or acceptance of the document, the parties acknowledge that Guffey Law, PLLC and Charlton Guffey, Attorney has prepared this instrument up on information furnished, examined and proofread by the parties. The parties have also been advised to carefully proofread the document and if any errors are found after recording of the documents, the parties will pay for the preparation and filing of any corrections.

This 21 **day of** February, **2025.**

The Joseph and Joyce Scruggs 2020 Joint Revocable Trust,
Dated June 26, 2020

Elva Joyce Scruggs
Elva Joyce Scruggs, Trustee

STATE OF TENNESSEE
COUNTY OF Putnam

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid County and State, **ELVA JOYCE SCRUGGS,** with whom I am personally acquainted, or who was proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be **TRUSTEE of THE JOSEPH AND JOYCE SCRUGGS 2020 JOINT REVOCABLE TRUST, DATED JUNE 26, 2020,** the within named bargainer, and that she as such TRUSTEE executed the within instrument by signing the name of the trust by herself as TRUSTEE of the trust Witness my hand and seal, at office, this 21 day of February, 2025.

Charlie Guffey
NOTARY PUBLIC

CHARLIE GUFFEY STATE OF TENNESSEE NOTARY PUBLIC FENTRESS COUNTY My Commission Expires 04-26-2026

My Commission expires: 4/26/2026

STATE OF TENNESSEE
COUNTY OF FENTRESS

I, or We, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $0 00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 21 day of February, 2025.

Charlie Guffey
NOTARY PUBLIC

CHARLIE GUFFEY STATE OF TENNESSEE NOTARY PUBLIC FENTRESS COUNTY My Commission Expires 04-26-2026

My Commission expires: 4/26/2026

NAME AND ADDRESS OF PROPERTY OWNER(S):

Russell L. Scruggs and Connie L. Scruggs
6004 Hawkdale Drive
Nashville, TN 37211

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
SAME AS OWNER