Karen Johnson Davidson County
Batch# 1253353 DEEDQC
03/28/2025 10:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250328-0023340

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Jaime E. Scruggs, Affiant

Subscribed and sworn to before me this 5th day of ~~Feb~~ March, 2025.

Alma P. Brady
Notary Public
My Commission Expires: 5-5-2025

ALMA P. BRADY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Erika I. Scruggs 645 Logwood Briar Circle Brentwood, Tennessee 37027	Same	172-13-0A-073.00

WHEREAS, this Quitclaim Deed is being executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled JAIME EVANS SCRUGGS vs. ERIKA ISAZA SCRUGGS, Circuit Court for Davidson County, Tennessee, Docket No. 24D-924.

NOW THEREFORE and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Jaime E. Scruggs and Erika I. Scruggs**, the "**Grantors**", do hereby convey and quitclaim unto **Erika I. Scruggs**, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 05 day of March, 2025.

Jaime E. Scruggs

Erika I. Scruggs

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

Before me, Alma P. Brady, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Jaime E. Scruggs, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 5th day of Feb March, 2025.

Alma P. Brady
Notary Public
My Commission Expires: 5-5-2025

ALMA P. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Ally M Hicks the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Erika I. Scruggs, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 5th day of March, 2025.

Notary Public
My Commission Expires: 7-6-26

ALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Section Two, Williams Grove as of record in Plat Book 9700, pages 902 through 906, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jaime E. Scruggs and wife, Erika I. Scruggs, by Warranty Deed from Charles Daley, married, of record in Instrument No. 20070117-0007018, dated January 12, 2007, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 645 Logwood Briar Circle, Brentwood, TN 37027.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Ally M. Hicks, do hereby make oath that I am a licensed attorney and/or 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, 2025 (date of document).

Affiant Signature

3-7-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

