Karen Johnson
Batch # 1291533
06/30/2025 09 07 36 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250630-0051104

THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 25th day of June, 2025* *Notary Public* *My commission expires: 5/21/28* BRITTNEY MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-21-2028

QUITCLAIM DEED

Name and Address of New Owner: The Amy Scruggs Family Trust Amy Elizabeth Scruggs, Trustee 1308 Kermit Dr Nashville, TN 37217	
Send Tax Bills To: Same	
Street Address of Subject Property: 1308 Kermit Dr Nashville, TN 37217	**Map and Parcel**: 120 02 0 010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **AMY ELIZABETH SCRUGGS, UNMARRIED,** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **THE AMY SCRUGGS FAMILY TRUST, AMY ELIZABETH SCRUGGS, TRUSTEE,** hereinafter called **"GRANTEE,"** its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 173 on the map of Miro Meadows, of record in Book 1424, Pages 94, 95, Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amy Elizabeth Scruggs, a married woman (now unmarried), from Sean Clark and Laura Clark, husband and wife, by Deed dated May 25, 2022, Instrument Number 20220601-0062938, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

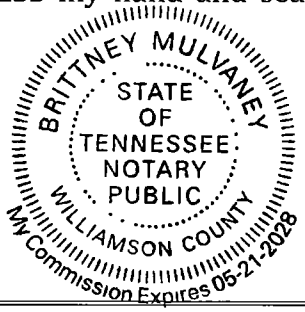
WITNESS my hand this 25th day of June, 2025.

AMY ELIZABETH SCRUGGS

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **AMY ELIZABETH SCRUGGS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.



NOTARY PUBLIC