Karen Johnson Davidson County
Batch# 1292127 DEEDQC
06/30/2025 03:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250630-0051512

THIS INSTRUMENT PREPARED BY, AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN M. GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 14, 2029
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

There is no consideration for this transfer..

Affiant

Subscribed and sworn to before me, this 18th day of June 2025.

Justin M. Gilbert, Notary public

My commission Expires: 04/14/2029

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Melissa Dawn Bush 306 Lexington Lane Clinton, TN 37716	Melissa Dawn Bush 306 Lexington Lane Clinton, TN 37716	Map 52.16 Parcel 99

FOR NO CONSIDERATION, Frank M. Scruggs, Jr., an unmarried person, Grantor, does hereby quitclaim, transfer and convey unto Melissa Dawn Bush, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee. Being Lot No. 46, Section 4, on the Plan of Marlin Meadows Subdivision as of record in Book 2133, Pages 66 and 67, Register's Office for said County.

Said Lot No. 46 fronts 100 feet on the north side of Evergreen Trail and runs back between lines, 259.9 feet on the westerly line and 361.2 feet on the easterly line, to a dead line in the rear, measuring 142.9 feet thereon.

Being the same property conveyed to Melissa Dawn Bush and Frank M. Scruggs, Jr. from Frank M. Scruggs, Sr., by reason of death as evidenced in an Affidavit of Heirship, signed on June 12, 2025 and recorded on June 16, 2025, as Instrument No. 20250616-0046882, Register's Office, Davidson County, Tennessee.

This improved known as 732 Evergreen Trail, Madison, Tennessee 37115.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this June 18, 2025.

Frank M. Scruggs Jr. by Phyllis Brown, his attorney in fact

Frank M. Scruggs, Jr.,
by Phyllis Brown, his attorney in fact

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin M. Gilbert, Notary Public, Phyllis Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, June 18, 2025.

[Seal]



Justin M. Gilbert

Justin M. Gilbert, Notary Public
My commission expires: 04/14/2029

CERTIFICATE OF AUTHENTICITY

I, Madelyn Stampley, do hereby make oath that I am 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 June 18, 2025.

Name: Madelyn Stampley

Date: 06/30/2025

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The foregoing Certificate of Authenticity was acknowledged before me by Justin M. Gilbert, Notary Public, on June 30, 2025.

Witness my hand and official seal.

[Seal]

JUSTIN M. GILBERT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 14, 2029
COUNTY OF WILLIAMSON

Justin M. Gilbert Notary Public
My commission expires: 04/14/2029