Karen Johnson Davidson County
Batch # 1374711 DEEDQC
02/02/2026 01:27:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260202-0006985

THIS INSTRUMENT PREPARED BY:
Law Office of Georgina K. Hughes
13103 Lebanon Road
Mt. Juliet, TN 37122

OWNER:

DEBORAH LEAH VINES
2713 DONNA HILL DR.
NASHVILLE, TN 37214

Map Parcel No. 073 03 0 010.00

SEND TAX BILLS TO:

SAME

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten (10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, **AMY ELIZABETH SCRUGGS,** hereinafter called the GRANTOR, hereby remises, releases, and quitclaims unto **BART LEE SCRUGGS** all of the GRANTOR'S right, title, and interest in and to certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of First Section II, Sutherland Heights, of record in Book 2663, Page 58, Register's Office for said County.

Said Lot No. 85 front 100 feet on the southeasterly side of Pleasant Green Road and runs back 282.2 on the northeasterly line and 315.3 feet on the southwesterly line to a dead line in the rear on which it measures 140 feet.

Being the same property conveyed to JOHN DAVID VINES and wife by DEBORAH VINES and BART LEE SCRUGGS and wife AMY ELIZABETH SCRUGGS by Warranty Deed from KENDAL A. MARCY and wife KRISTA K. MARCY of record in Instrument No. 20130114—0004124 in the, Register's Office of Davidson County, Tennessee.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as **2612 Pleasant Green Road, Nashville, Tennessee 37214.**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. THE PREPARATION OF THIS DEED NEITHER EXPRESS NOR IMPLIES ANY OPINION OF THE PREPARER AS TO THE TITLE NOR AS TO THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF GEORGINA K. HUGHES AND ATTORNEY GEORGINA K. HUGHES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

Witness MY HAND 4th day of March, 2022

BY: Amy Elizabeth Scruggs

AMY ELIZABETH SCRUGGS, Grantor

JESSICA A. EASON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-01-2025

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came AMY ELIZABETH SCRUGGS with whom I am personally acquainted and who upon his oath(s) acknowledged that she executed the within instrument for the purposes contained.

WITNESS MY HAND this the 4th day of March, 2022.

Jessica Eason

NOTARY PUBLIC

My Commission Expires:

JESSICA A. EASON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-01-2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $10.00.

BY: _____

AMY ELIZABETH SCRUGGS, Affiant

Subscribed and sworn before me, this 4th day of March, 2022.

_____

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, **Affiant**
Subscribed and sworn before me this the
2nd **Day of** February, 2025.
_____, **Deputy Register**