Karen Johnson Davidson County
Batch # 1386862 DEEDQC
03/02/2026 08:23:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260302-0015862

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 February, 2026* *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 BS Trust Bart Lee Scruggs, Trustee 523 Cloverhill Lane Lebanon, TN 37090	
Send Tax Bills To: Same	
Street Address of Subject Property: 2612 Pleasant Green Road Nashville, TN 37214	**Map and Parcel:** 073 03 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, **BART LEE SCRUGGS,** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **THE BS TRUST, BART LEE 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:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of First Section II, Suherland 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 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 of which it measures 140 feet.

Being the same property conveyed to Bart Lee Scruggs, from Amy Elizabeth Scruggs, by Deed dated March 4, 2022, Instrument Number 20260202-0006985, 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 February, 2026.

BART LEE SCRUGGS

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

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

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

BRITTNEY MULVANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-21-2028

NOTARY PUBLIC