Karen Johnson Davidson County
Batch# 1422121 DEEDQC
05/19/2026 02:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260519-0045083

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Chris M. Scruggs, Trustee 1232 Dalemere Drive Nashville, TN 37207	Same	032-15-0-008.00

Quitclaim Deed to Trustee

Grantor: Leroy Michael Scruggs and Wanda Moore Scruggs, husband and wife.

Grantee: Chris M. Scruggs, Trustee of the Irrevocable Trust of Leroy Michael Scruggs and Wanda Moore Scruggs, dated May 18, 2026.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 110 in the plan of Dalemere Subdivision, Section 5, as of Record in Plat Book 3600, Page 19, Register's Office for said County.

Said Lot fronts 166 feet on the northerly margin of Dalemere Drive westerly line extends 328 feet north to a pin; thence easterly 5.22 feet to a concrete monument; thence south 40 degrees 36 minutes East 237.42 feet to a concrete monument; thence south 1 degree 59 minutes and 40 seconds West 153.12 feet to an iron pin in the northerly margin of Dalemere Drive, being point of beginning.

Being the same property conveyed to Leroy Michael Scruggs and Wanda Moore Scruggs by deed from Raymond Harper Conquest, and wife, Della Coleman Conquest, of record as Instrument Number 00005199-0000810, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1232 Dalemere Drive, Nashville, TN 37207.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Leroy Michael Scruggs, Grantor

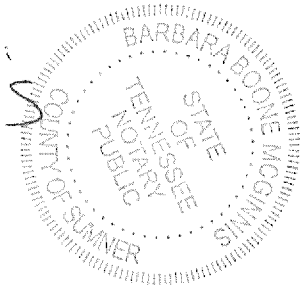
Wanda Moore Scruggs, Grantor

State of Tennessee
County of Sumner

On May 18, 2026, before me personally appeared Leroy Michael Scruggs, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027

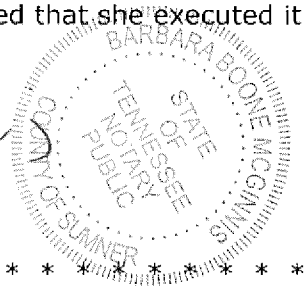


State of Tennessee
County of Sumner

On May 18, 2026, before me personally appeared Wanda Moore Scruggs, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027



* *

State of Tennessee
County of Sumner

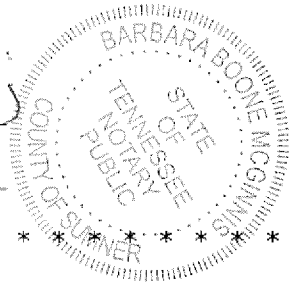
The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Chris M. Scruggs, Trustee
Grantee

Sworn to and subscribed before me on May 18, 2026.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027



* *

TRUE Copy Certification

I, Samuel Cox, 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 May 18, 2026.

Samuel Cox

Signature

5-18-2026

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on May 18, 2026.

Barbara Boone McGinnis

Notary's Signature
My Commission Expires: 4/26/2027

