Karen Johnson Davidson County
Batch # 1480837 DEEDQC
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Fees: $12.00 Taxes: $0.00
20261006-0091747

This instrument prepared by:
M Todd Cathey, Attorney
120 Anderson Lane
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Amanda D Ross	Same as owners	53 – 16 – 210.00
123 Rifle Range Road	1007 Alameda Dr.	
Old Hickory, TN 37138	Pa Hagci, TN 37148	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **CHRISTOPHER A. SCOGGINS,** the grantor herein, do hereby Quitclaim and convey unto the **AMANDA D. ROSS, the** Grantee herein, it's successors and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 3 on the Plan of the Final Plat of Lakewood Trails Estates, as of record in Plat Book 8250, Page 535, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Pamela Scoggins, unmarried by Warranty Deed from Jason L Pryor and wife Monica G Pryor, dated 5/27/08 and filed of record on 5/28/08 of record in Inst. No. 200805280054154, Register's Office for Davidson County, Tennessee. The said Pamela Scoggins having since married Connie L Appleton. The said Pameal Scoggins having since died on November 25, 2024 and by Intestate Succession the property was vested in Connie L Appleton as the surviving spouse and Amanda D Ross and Christopher A. Scoggins, as her surviving issue. See Affidavit of Heirship filed of record in Inst. No. 202601050000072. The said Connie L Appleton having since died on November 4, 2025, and by her Last and Will and Testament filed in Docket No. 25P2374, in Davidson County Probate Court, her interest was issued to Alicemae Appleton Trusty.

The purpose herein is that Christopher A. Scoggins hereby conveys his interest by Intestate Succession to Amanda D Ross, thereby leaving the property vested in Amanda D Ross , a married woman.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as: 123 Rifle Range Road, Old Hickory TN 37138.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value which ever is greater for this transfer is $0.00

Subscribed and sworn to before me this the 5 day of October, 2026.

Affiant

My commission expires: _____

Notary Public

ANITA L PARKER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-29-2030

WITNESS, our hands on this the 5th day of October, 2026.

Christopher A. Scoggins

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and of said county and state, the within named **Christopher A. Scoggins**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of October, 2026.

My Commission Expires:_____

Notary Public

ANITA L PARKER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-29-2030