Karen Johnson Davidson County
Batch# 513921 **DEEDWARR**
11/10/2020 12:36:45 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20201110-0132480

WARRANTY DEED

SCRUGGS-H20496

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF October, 2020.

(Affix Seal) Notary Public

My Commission Expires:

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Xuandra Scruggs	FirstBank, ISAOA/ATIMA	018.07-0-134.00
307 Mystic Hill Drive	318 Seaboard Lane #205	
Goodlettsville, TN 37072	Franklin, TN 37067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CAROLYN C. ROBINSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto XUANDRA SCRUGGS, an unmarried woman, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Final Plat, Section Three, Charleston Square Subdivision of record in Plat Book 6250, Page 435, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carolyn C. Robinson, unmarried by Warranty deed from Steven E. Whited, unmarried of record in Book 6864, page 818, Register's Office for Davidson County, Tennessee, dated May 15, 1986 and recorded on May 22, 1986.

Being also known as 307 Mystic Hill Drive Goodlettsville, Tennessee 370721236.

( ) unimproved
This is (X) improved property known as 307 Mystic Hill Drive, Goodlettsville, Tennessee 37072 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this 30th day of October, 2020 :

Carolyn C Robinson by Therese Casler, as Conservator of Carolyn Crowe Robinson

Carolyn C. Robinson by Therese Casler, as Conservator of Carolyn Crowe Robinson

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Therese Casler, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Carolyn C. Robinson, and who acknowledged that he/she executed the same as the free act and deed as Conservator of the said Carolyn C. Robinson for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 30th day of October, 2020.

My Commission Expires:

07/24/2024

Notary Public

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN