Karen Johnson Davidson County
Batch# 521100 DEEDWARRSP
11/25/2020 11:01:00 AM 4 pgs
Fees: $23.00 Taxes: $2,368.00
20201125-0138359

This Instrument Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Dr., Ste. 330
Brentwood, TN 37027

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| Ardavan Afrakhteh<br>798 Old Hickory Blvd<br>Brentwood, TN 37027 | New Owner | 118-11-0-054.00 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LINDSEY K. SCRUGGS, ADMINISTRATOR, C.T.A. OF THE ESTATE OF RANDY L. SCRUGGS** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **ARDAVAN AFRAKHTEH, MARRIED** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on ***Exhibit "A"*** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

Whenever 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 Grantor's hand, this 24th day of November, 2020.

**Estate of Randy L. Scruggs**

**By:** _____
**Name: Lindsey K. Scruggs**
**Its: Administrator, C.T.A.**

_____
**Sandra Smith Scruggs, Individually and as Co-Trustee of the Randy L. Scruggs Testamentary Trust**

_____
**Lindsey K. Scruggs, Individually and as Co-Trustee of the Randy L. Scruggs Testamentary Trust**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lindsey K. Scruggs, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Administrator, CTA of the within named bargainor, an estate, and that she as such Administrator, CTA, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said Lindsley K. Scruggs as such Administrator, CTA.

Witness my hand, at office, this 24th day of November, 2020.

_____
Notary Public
My Commission Expires: 12/6/21

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of November, 2020, before me personally appeared Sandra Smith Scruggs and Lindsey K. Scruggs, individually and as Co-Trustees of the Randy L. Scruggs Testamentary Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

Witness my hand and official seal on this 24th day of November, 2020.

_____
Notary Public
My Commission Expires: 12/6/21

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

The actual consideration for this transfer, or value of property (whichever is greater) is $640,000.00.

_____
Affiant

Subscribed and sworn before me this 24th day of November 2020.

_____
Notary Public
My Commission Expires: 12/6/21

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

**EXHIBIT "A"**
**Legal Description**

Land in Davidson County, Tennessee, being Lot(s) 32, Block C as shown on the map entitled the Plan of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RANDY LYNN SCRUGGS, by deed from ROY T. VAUGHN AND WIFE, VIRGINIA J. VAUGHN, of record in Book 6636, page 62, dated August 21, 1985, said Register's Office. RANDY LYNN SCRUGGS died testate on or about April 17, 2018. Pursuant to the terms of his will of record in Docket No. 18P1144, in the Seventh Circuit Court of Davidson County, Tennessee, (Probate Division), said property is under the control of the Executrix.

The said Sandra Smith Scruggs and Lindsey K. Scruggs, individually and as Co-Trustees of the Randy L. Scruggs Testamentary Trust, join in conveyance of this property for the sole purpose of transferring, conveying and relinquishing all right title and interest to the property as the sole beneficiaries of the Estate of Randy L. Scruggs under the Last Will and Testament of Randy Lynn Scruggs.

**EXHIBIT "B"**
**Permitted Exceptions**

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 118-11-0-054.00.

2. Matters shown on the Plan of record in Book 1130, page 36, said Register's Office