THIS INSTRUMENT WAS PREPARED BY & RETURN TO:

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 603398 DEEDWARR
03/31/2021 11:29:52 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20210331-0042263

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF March 2021

Notary Public

MY COMMISSION EXPIRES 9/2/24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse Earl Scruggs		
508 Huckleberry Road	New Owner	009-00-0-200.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jenna E. Conway, now known as Jenna Conway Driscoll, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jesse Earl Scruggs, an unmarried man, and Emily Hope Lowe, an unmarried woman, as tenants in common**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin in the North margin of Jackman Road, the same being the southern most corner of the Kimbrell property as described in Deed of record in Book 7513, Page 922, Register's Office for Davidson County, Tennessee; thence leaving said Road, North 10 deg. 39' 00" East, 172.08 feet to an iron pin; thence North 57 deg. 38' 00" West, 45.35 feet to an iron pin; thence North 27 deg. 52' 00" East, 350.82 feet to an iron pin; thence South 36 deg. 41' 35" East, 258.86 feet to an iron pin in the North margin of said Road; thence with the margin of said Road, South 39 deg. 32' 13" West, 210.52 feet to an iron pin; South h49 deg. 01' 00" West, 57.75 feet to an iron pin; South 52 deg. 38' 00" West 103.24 feet to an iron pin; and South 57 deg. 46' 54" West, 62.05 feet to the beginning.

Being the same property conveyed tc Jenna E. Conway, an unmarried woman by Warranty deed from Nathan C. Smith and Janey Smith, husband and wife of record in Instrument No. 20180419-0036935 Register's Office for Davidson County, Tennessee, dated April 18, 2018 and recorded on April 19, 2018.

Jenna E. Conway and Jenna Conway Driscoll are one and the same person.

Joseph Driscoll, husband of Jenna Conway Driscoll, joins in the execution of this instrument to convey his interest, marital or otherwise, if any in the above-described tract or parcel of land.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **8152 Jackman Road, Joelton, TN 37080.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 our hands this the 26th day of March, 2021.

Jenna Conway Driscoll

Joseph Driscoll by Jenna Conway Driscoll, Attorney-in-fact

Joseph Driscoll by Jenna Conway Driscoll, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jenna Conway Driscoll** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of March, 2021.

My Commission expires _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jenna Conway Driscoll** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Joseph Driscoll**, as his Attorney in Fact, as the free act and deed of the within named **Joseph Driscoll**.

Witness my hand and official seal this the 26th day of March, 2021.

My Commission expires _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public