THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 643516 DEEDWARR
05/25/2021 10:40:32 AM 2 pgs
Fees: $13.00 Taxes: $2,277.35

20210525-0070570

CRT File No. 210434568

Record & Return To:

CHRISTOPHER J. THORNTON, P.C.
1061 CRESTHAVEN ROAD
MEMPHIS, TN 38119

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for is: $615,500.00.

Affiant

Subscribed and sworn to before me, this 24th day of May, 2021.

Notary Public
My Commission Expires: 2/23/25

PHYLLIS FREDERICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Edwin Noel Scruggs 408A Scott Avenue Nashville TN 37206	New Owner 408A Scott Avenue Nashville, TN 37206	Tax Parcel ID No. 083-02-0S-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lori Nicole Star and spouse, Elizabeth Dansky Star** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Edwin Noel Scruggs III and wife, Sarah Natalie Williams**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 408A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 408 Scott Avenue, A Horizontal Property Regime With Private Elements of record as Instrument No. 20180822-0083264 and being shown on Plat attached thereto as Exhibit "B", 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 Lori Nicole Star and spouse, Elizabeth Dansky Star by Warranty deed from Jenkins Development Company LLC, a Tennessee limited liability company of record in Instrument No. 20190430-0039710 Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on April 30, 2019.

The execution of this instrument is affected by the signature of Elizabeth Dansky Star as Attorney-in-Fact for Lori Nicole Star, which Power of Attorney is recorded in Instrument Number 20210525-0070569, said Register's Office.

Being also known as 408A Scott Avenue ~~408A~~ Nashville, Tennessee 37206.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 80, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180822-0083264, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20180906-0088504, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 408A Scott Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2021.

Lori Nicole Star by Elizabeth Dansky Star as Attorney-in-Fact

Lori Nicole Star by Elizabeth Dansky Star as Attorney-in-Fact

Elizabeth Dansky Star

Elizabeth Dansky Star

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Dansky Star, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2021.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Dansky Star, 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 for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Lori Nicole Star and that she is authorized by Lori Nicole Star to execute this instrument on her behalf.

Witness my hand, at office, this 19th day of May, 2021.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021