RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB210516

Karen Johnson Davidson County
Batch# 644811 DEEDWARR
05/26/2021 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20210526-0071361

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Beth Thomas
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2021.

NOTARY PUBLIC

My commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
508 Investors LLC 514 Elm St. Shelbyville TN 37162	Same address as new owner	092-06-0-368.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Five Thousand and 00/100 Dollars ($205,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JEROME R. SCRUGGS SR.**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **508 INVESTORS LLC**, a Tennessee limited liablity company, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of L. C. Thuss Subdivision a part of the Barrow Lands, as of record in Book 547, page 102, Register's Office for said County, to which plan reference is here made for a more complete description, said description being incorporated herein as if copied verbatim.

Being the same property conveyed to Jerome R. Scruggs, Sr. from Wilma Scruggs Drake, by Quitclaim Deed dated 12/11/2015 and recorded 01/05/2016 in Instrument No. 20160105-0000683, Register's Office of said County.

Being the same property conveyed to Wilma Scruggs Drake and Jerome R. Scruggs, Sr. from Wilma Scruggs Drake and Barbara Fleming, Co-Executrixes of the Estate of Jessye P. Scruggs, by Executrix's Quitclaim Deed dated 12/11/2015 and recorded 12/22/2015 in Instrument No. 20151222-0128357, Register's Office of said County.

Being the same property conveyed to Jessye P. Scruggs from Jerome R. Scruggs, Sr., by Warranty Deed dated 09/07/2010 and recorded 09/10/2010 in Instrument No. 20100910-0071945, Register's Office of said County. Jessye P. Scruggs a.k.a Jessie P. Scruggs having since died.

The address of the herein described property is believed to be 725B 28th Ave N, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 24th day of May, 2021.

Jerome R Scruggs Sr.
JEROME R. SCRUGGS SR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jerome R. Scruggs Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of May, 2021.

HAILEY ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Hailey Roberts
Notary Public

Hailey Roberts
Printed Notary Name

My commission expires: 04/14/23

True Copy Certification

I, Tracey Boshears, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/27/2025

Notary' Seal (if on paper)

