WARRANTY DEED

Karen Johnson Davidson County
Batch# 650352 DEEDWARR
06/07/2021 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20210607-0075797

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00.

Holly Ewing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Green Hills, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joshua Taylor and Esther J. Schara	Bank of Tennessee	Parcel ID: 133 13 0 019.00
(NAME) 611 Dunston Drive	(NAME) 301 E. Center Street	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joseph Lee Scruggs and Elva Joyce Scruggs, Co-Trustees of the Joseph and Joyce Scruggs 2020 Joint Revocable Trust dated June 26, 2020**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua Taylor and Esther J. Schara, husband and wife**, 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:

BEING Lot No. 644 on the Plan of Caldwell Hall, Section VII, of record in Book 3300, page 19, Register's Office for said County. Said Lot No. 644 fronts 80 feet on the south side of Dunston Drive and runs back 156.1 feet on the west line and 150.7 feet on the east line to a dead line in the rear on which it measures 80.3 feet.

Being the same property conveyed to Joseph L. Scruggs and wife, Elva G. Scruggs By Warranty Deed from Andrew Ewing, Trustee dated 01/10/62 recorded 05/25/62, of record in Book 3377, Page 628, Register's Office for Davidson County, TN.

Further being the same property conveyed to Joseph Lee Scruggs and Elva Joyce Scruggs, Co-Trustees of the Joseph and Joyce Scruggs 2020 Joint Revocable Trust dated June 26, 2020 By Quitclaim Deed from Joseph L. Scruggs and wife, Elva G. Scruggs dated 06/26/20 recorded 07/29/20, of record in Instrument No. 20200729-0083157, Register's Office for Davidson County, TN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 611 Dunston Drive, Nashville, TN 37211

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 28th day of May, 2021

Joseph Lee Scruggs, Co-Trustee of the Joseph and Joyce Scruggs 2020 Joint Revocable Trust dated June 26, 2020

BY: Joseph Lee Scruggs
Joseph Lee Scruggs, Co-Trustee

Elva Joyce Scruggs, Co-Trustee of the Joseph and Joyce Scruggs 2020 Joint Revocable Trust dated June 26, 2020

BY: Elva Joyce Scruggs
Elva Joyce Scruggs, Co-Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Joseph Lee Scruggs and Elva Joyce Scruggs, Co-Trustees of the Joseph and Joyce Scruggs 2020 Joint Revocable Trust dated June 26, 2020, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of May, 2021.

Maureen S Bush
Notary Public

My Commission Expires: 12/21/2024

(SEAL)

MAUREEN S BUSH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY