Karen Johnson Davidson County
Batch# 700418 DEEDWARR
08/18/2021 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,306.10
20210818-0111872

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P21-12140-BW

ERIN L BALMAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2024

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 353,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/21/24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Davis	Bank of England	
8152 Jackman Road	1820 Swarthmore Avenue	009-00-0-200.00
Joelton, TN 37080	Lakewood, NJ 08701	
(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, **Jesse Earl Scruggs, an unmarried man, and Emily Hope Lowe, an unmarried woman as tenants in common**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fred Davis and Josette Davis, 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:

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 degrees 39' 00" East, 172.08 feet to an iron pin; thence North 57 degrees 38' 00" West, 45.35 feet to an iron pin; thence North 27 degrees 52' 00" East, 350.82 feet to an iron pin; thence South 36 degrees 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 degrees 32' 13" West, 210.52 feet to an iron pin; South 49 degrees 01' 00" West, 57.75 feet to an iron pin; South 52 degrees 38' 00" West 103.24 feet to an iron pin; and South 57 degrees 46' 54" West, 62.05 feet to the beginning.

Being the same property conveyed to 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.

Being the same property conveyed to Jesse Earl Scruggs, an unmarried man, and Emily Hope Lowe, an unmarried woman, as tenants in common by Warranty deed from Jenna E. Conway now known as Jenna Conway Driscoll, married of record in Instrument No. 20210331-0042263 Register's Office for Davidson County, Tennessee, dated March 26, 2021 and recorded on March 31, 2021.

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 17th day of August, 2021.

Jesse Earl Scruggs

Emily Hope Lowe

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 **Jesse Earl Scruggs** 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of August, 2021.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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 **Emily Hope Lowe** 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 17th day of August, 2021.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 17, 2021.

J. Carlton Drumwright

August 17, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 17, 2021.

Notary

My Commission Expires: 12/18/22

