Karen Johnson Davidson County
Batch# 742105 DEEDWARR
10/25/2021 08:29:30 AM 4 pgs
Fees: $23.00 Taxes: $6,660.00
20211025-0142612

#36450

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36450-06-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00. Affiant Subscribed and sworn to before me this 13th day of October, 2021. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Tarek Michael El Gammal,and Dana Deanne El Gammal 4434 Shepard Place Nashville, TN 37205	**Send Tax Bills To:** New Owner 4434 Shepard Place Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 13006002700

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, **Amy Scruggs McKelvey and Julian C. Scruggs, III, Co-Trustees of The Phillys M. Scruggs Family Trust, their successors and assigns, a (65.09%) interest and Amy Scruggs McKelvey and Julian C. Scruggs, III, Co-Trustees of The Phillys M. Scruggs Tennessee Marital Trust, their successors and assigns, a (34.91%) interest**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Tarek Michael El Gammal and Dana Deanne El Gammal**, **husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 4434 Shepard Place, Nashville, TN 37205. Also known as4434 Sheppard Place Nashville, TN 37205

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 15th day of October, 2021.

Amy Scruggs McKelvey, Co-Trustee of the Phillys M. Scruggs Family Trust and Phillys M. Scruggs Tennessee Marital Trust

Julian C. Scruggs, III, Co-Trustee of the Phillys M. Scruggs Family Trust and Phillys M. Scruggs Tennessee Marital Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Scruggs McKelvey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co- Trustees of the Phillys M. Scruggs Family Trust and Phillys M. Scruggs Tennessee Marital Trust, an Irrevocable Trust, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 15th day of October, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julian C. Scruggs, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co- Trustees of the Phillys M. Scruggs Family Trust and Phillys M. Scruggs Tennessee Marital Trust, an Irrevocable Trust, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 15th day of October, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being a part of Lot No. 3 on the Plat of a re-subdivision of Lots Nos. 9, 10, and 11 of the subdivision of Lot No. 47 and the strip lying north of the same in Belle Meade as of record in book 547, page 161, Register's Office for said county, described as follows:

Beginning on the northerly margin of Sheppard Place at a point 297 1/2 feet east of the easterly margin of Belle Meade Boulevard, said point being the corner of Lots Nos. 2 and 3; thence with the line between said two lots, north 14 deg. 30' east 104 feet more or less to a point where a brick fence intersects with said line; thence eastwardly along the line of said brick fence 9" to a stake; thence northwardly 104 feet more or less to the northerly line of said Lot No. 3 at a point 12 feet east of the northeast corner of Lot No. 2: thence with the northerly line of Lot No. 3, south 86 deg. east 148 feet; thence south 18 deg. 45' west 239 feet to the northerly margin of Sheppard Place; thence with said Place, westwardly 137 1/2 feet to the beginning.

Being the same property conveyed to Phillys M. Scruggs by Quitclaim Deed dated June 15, 2005 from Julian C. Scruggs, Jr. of record in Instrument No. 20050617-0069472, Register's Office for Davidson County, Tennessee. Phillys M. Scruggs (one and the same as Phillys May Scruggs) died testate on May 26, 2010, leaving a Last Will and Testament, which has been probated and filed in Docket No. 10P-931, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Phillys May Scruggs directed the residue of her estate, of which the property herein is a part, be distributed to the Co-Trustees of The Phillys M. Scruggs Family Trust and to the Co-Trustees of the Phillys M. Scruggs Tennessee Marital Trust. Letters Testamentary were issued to Julian C. Scruggs, Jr. By Executor's Quitclaim Deed dated July 9, 2010, of record in Instrument No. 20100715-0055671, Register's Office for Davidson County, Tennessee, Julian C. Scruggs, Jr., as Executor of the Estate of Phillys M. Scruggs, conveyed subject property to Julian C. Scruggs, Jr., Amy Scruggs McKelvey and Julian C. Scruggs, III, as Co-Trustee's of The Phillys M. Scruggs Family Trust, their successors and assigns a (65.09%) interest and to Julian C. Scruggs, Jr., Amy Scruggs McKelvey and Julian C. Scruggs, III, as Co-Trustee's of The Phillys M. Scruggs Tennessee Marital Trust, their successors and assigns a (34.91%) interest. Julian C. Scruggs, Jr. having since resigned as Co-Trustee.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 735, page 54, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 547, page 161, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on 10/15/2021.

George E. Mudter, Jr.
Dated 10/15/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 10/15/2021

My commission expires 10/2/2023

