Karen Johnson Davidson County
Batch# 777953 DEEDWARR
12/22/2021 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20211222-0168848

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-03382

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Berry Scott Scruggs 2113 Courtney Avenue Nashville, TN 37218	New Ownerat Address	069-12-0-039.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Molly A. Bond, Trustee of The Johnnie C. Bond, Jr. and Molly A. Bond Revocable Living Trust, Dated March 3, 2009**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Berry Scott Scruggs**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: to-wit:

Being the Northeasterly part of Lot No. 17 on the Map of Brattonview Subdivision at Bordeaux, Tennessee, not of record, and described according to a copy of a survey made by Erle Drake, County Surveyor, August 14, 1936, as follows:

Beginning at a point in the Northwesterly margin on Courtney Avenue, 200 feet Southwest of the intersection of said Avenue With the West line of Bellfield Avenue, at the corners of Lots Nos. 17 and 18, thence with the line between said lots Northwesterly 300 feet to the line of Lot No. 20; thence with the line of the same, Southwesterly 50 feet to a point; thence Southeasterly 300 feet to the Northerly margin of Courtney Avenue; thence with the margin of the same Northeasterly 50 feet to the beginning.

Being the same property conveyed to The Johnnie C. Bond, Jr. and Molly A. Bond Revocable Living Trust, dated March 3, 2009, Johnnie C. Bond, Jr. or Molly A. Bond, Trustees by Quitclaim Deed from Johnnie C. Bond, Jr. and Molly (Ann) A. Bond of record in Instrument No. 20090305-0019797 Register's Office for Davidson County, Tennessee, dated March 03, 2009 and recorded on March 05, 2009. (Value of consideration shown in aforementioned deed $10.00.)

The said Johnnie C. Bond, Jr. died May 04, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2113 Courtney Avenue, Nashville, TN 37218

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 17th day of December, 2021

BY: Molly A. Bond, Trustee
Molly A. Bond, Trustee

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 Molly A. Bond, Trustee of The Johnnie C. Bond, Jr. and Molly A. Bond Revocable Living Trust, dated March 3, 2009, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 17th day of December, 2021.

Notary Public

My commission expires: 6/26/2022

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi Johnston *(custodian's name)*, 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 12/17/21 *(date of document)*.

Custodian's Signature 12/17/21 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 17th day of December, 2021.

Notary Public

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

MY COMMISSION EXPIRES: _____