Karen Johnson Davidson County
Batch# 783266 DEEDWARR
01/03/2022 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20220103-0000558

WARRANTY DEED

Whitney McElroy Notary Public State of Tennessee Williamson County

T-RS-21-1243

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Taylor L Pa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 06-02-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gertie Q, LLC	**New Owner**	
(NAME)	(NAME)	**145-06-0-044.00**
530 Wilshire Blvd., Suite 308		
(ADDRESS)	(ADDRESS)	
Santa Monica, CA 90401		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAXON DRIVE, LLC, A TENNESSEE LILMITED LIABILTY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GERTIE Q, LLC, A DELAWARE LIMITED LIABILTY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Hillmont Estates, Section Two of record in Plat Book 3700, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Saxon Drive, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Elaine S. Erickson, Charles A. Scruggs, III, Jonathon C. Scruggs, Mark C. Scruggs, Donald C. Scruggs, Robert C. Scruggs, Jr and Elaine S. Erickson and Charles A. Scruggs, III as Co-executor of The Estate of Charles A. Scruggs, Jr. of record in Instrument No. 20180111-0003900 Register's Office for Davidson County, Tennessee, dated November 28, 2017 and recorded on January 11, 2018.

Further being the same property conveyed to Charles A. Scruggs, Jr. and wife, Ladelle H. Scruggs by Warranty deed from Lera B. Cook and husband, Kenneth H. Cook of record in Book 4341, page 808, Register's Office for Davidson County, Tennessee, dated June 11, 1969 and recorded on June 12, 1969. Ladelle H. Scruggs having since died on February 16, 1980. Charles A. Scruggs, Jr. having since died on August 29, 2016.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 130, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20100624-0049533, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Restrictions of record in Book 4145, Page 8, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20131211-0125603, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20131211-0125518, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20140820-0076021, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20140102-0000526, in the Register's Office for Davidson County,

Tennessee.
• Charter of record in Instrument Number 20130816-0086448, in the Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20060531-0064089, in the Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20060531-0064088, in the Register's Office for Davidson County, Tennessee.
• Charter of record in Book 10769, Page 625, in the Register's Office for Davidson County, Tennessee.
• Charter of record in Book 8205, Page 637, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 4074, Page 626, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1243 Saxon Dr, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22 DAY OF DECEMBER, 2021.

Saxon Drive, LLC

BY: _____
Robert C. Scruggs
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT C. SCRUGGS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER of SAXON DRIVE, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 December 23 2021 (date of document).

Affiant Signature

December 23, 2021
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 23 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County