THIS INSTRUMENT WAS PREPARED BY
Return To:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, Tennessee 37027

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$205,000.00**.

M Berry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2021.

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 3/28/22
(AFFIX SEAL)

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 796271 **DEEDWARR**
01/27/2022 11:44:44 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20220127-0009923

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Robert J. Luckett		
530 High Street	New Owner	133-01-0-180.00
Nashville TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 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**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT J. LUCKETT**

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 Davidson County, Tennessee, being Lot No. 195 and part of Lot No. 197 on the map of Sunrise Heights, 2nd Addition, a plan of which is of record in Book 421, Page 46, Register's Office for said County. Said Lot No. 195 and part of Lot No. 197 are more particularly described as follows: Beginning at a point on the North margin of High Street, said point being the Southwest corner of Lot No. 195; Running thence Northwardly 139.6 Feet, more or less to a point, on the North margin of Lot No. 197, said point being 14 Feet West of the Northeast comer of Lot No. 197; running thence Eastwardly, with the Northerly line of Lots Nos. 197 and 195, 64 Feet to the Northeast corner of Lot No. 197; thence with the Northerly margin of High Street, Westwardly 50 Feet to the point of beginning.

Being the same property conveyed to Pam Coyle and Shawn Washburn by Warranty deed from Household Financial Center, Inc of record in Instrument No. 20070425-0049509 Register's Office for Davidson County, Tennessee, dated April 17, 2007 and recorded on April 25, 2007.

Being the same property conveyed to Diamond Bob Enterprises LLC by Quitclaim deed from Pam Coyle and Shaun Washburn, who acquired title incorrectly as Shawn Washburn, wife and husband of record in Instrument No. 20111221-0099871 Register's Office for Davidson County, Tennessee, dated December 12, 2011 and recorded on December 21, 2011.

Being the same property conveyed to Pam Coyle and Shaun Washburn, wife and husband by Quitclaim deed from Diamond Bob Enterprises LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200116-0005739 Register's Office for Davidson County, Tennessee, dated January 15, 2020 and recorded on January 16, 2020.

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 Pamela Coyle and Shaun Washburn, wife and husband of record in Instrument No. 20201201-0139341 Register's Office for Davidson County, Tennessee, dated November 30, 2020 and recorded on December 01, 2020.

This is ☒ IMPROVED property known as: **530 High Street, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my/our hand(s) this the 30th day of December, 2021.

Jesse Earl Scruggs

Emily Hope Lowe

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 30 day of December, 2021.

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

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 for the purposes therein contained.

Witness my hand and official seal this the 30 day of December, 2021.

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024