Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $171,000.00

Affiant

Subscribed and sworn to before me, this 11 day of Jan 2023.

Notary Public
My commission expires: 6-17-2024

Karen Johnson Davidson County
Batch# 960444 DEEDWARR
01/12/2023 09:37:41 AM 2 pgs
Fees: $13.00 Taxes: $632.70
20230112-0002674

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Berry Scruggs	Cardinal Financial Co	069-12-0-038.00
2111 Courtney Ave	PO Box 961292	
Nashville, TN 37218	Fort Worth, TX 76161-0292	

WARRANTY DEED

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

Land in Davidson County, Tennessee, being further described as follows:

Being the southwesterly half of Lot No. 17 on the unrecorded plan of Brattonview Subdivision at Bordeaux, Tennessee, described according to survey made by Erle Drake, County Surveyor, August 14, 1936, as follows:

Beginning on the northwesterly margin of Courtney Avenue at the southwest corner of the property conveyed to Lena G. Hewitt by Deed form Clarence R. Bratton and wife, of record in Book 1494, page 31, Register's Office for Davidson County, Tennessee; thence with Hewitt's southwesterly line, northwestwardly 300 feet to the southeasterly line of Lot No. 20; thence with said line, southwestwardly 50 feet to the corner of Lots Nos. 16 and 17; thence with the line between said two lots, southeastwardly 300 feet to the northwesterly margin of Courtney Avenue, thence with said margin of Courtney Avenue, northeastwardly 50 feet to the beginning.

Being part of the same property conveyed to Johnnie Bond Jr. and wife, Molly A. Bond by Warranty Deed from Thomas E. Berry, Jr., Kathy Berry Arrington, Regina Kay Berry Greer, Jeffery Bryant Berry and Michael David Berry, heirs of the Estate of Thomas E. Berry, Sr., deceased, dated June 5, 1996 of record in Book 10079, page 200, Register's Office for Davidson County, Tennessee. Further, being part of the same property conveyed to Johnnie C. Bond, Jr. or Molly A. Bond, Trustees of The Johnnie C. Bond, Jr. and Molly A. Bond Revocable Living Trust dated March 3, 2009 by Quitclaim Deed from Johnnie C. Bond, Jr. and Molly (Ann) A. Bond dated March 3, 2009 of record as Instrument No. 20090305-0019797, Register's Office for Davidson County, Tennessee. Said Johnnie C. Bond, Jr. having since died on May 4, 2019 as shown by Affidavit of record as Instrument No. 20200915-0105016, Register's Office for Davidson County, Tennessee. Therefore, Molly A. Bond is the sole trustee of the trust.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2111 Courtney Ave, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 11th day of January, 2023.

Johnnie C. Bond, Jr. and Molly A. Bond Living Trust u/t/a March 3, 2009

Molly A. Bond

By: Molly A Bond
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Molly A. Bond, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees (or other officer authorized to execute the instrument) of the **Johnnie C. Bond, Jr. and Molly A. Bond Living Trust u/t/a March 3, 2009**, the within named bargainor, a Trust, and that such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee (or other authorized officer).

Witness my hand and official seal at Franklin, Tennessee, this the 11th day of January, 2023.

Notary Public

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 6-17-2024

FILE NO: 2022117609