Karen Johnson Davidson County
Batch# 983240 DEEDWARR
03/21/2023 03:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20230321-0020555

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00.

Affiant

Subscribed and sworn to me on March 21, 2023.

NOTARY PUBLIC

My Commission Expires: 1-6-2025

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #36042

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
L.A.N.D. Group, LLC 9308 Chevoit Drive Brentwood, TN 370027	SAME ADDRESS AS NEW OWNER	091-9-226

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sharon Proctor Scruggs and husband, Charles Altman Scruggs, III, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto L.A.N.D. Group, LLC, hereinafter called **"GRANTEE,"** its successor and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24, Block E, on the Map of Crolywood Subdivision, Section II, as of record in Book 1130, Page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 60 feet on the South side of Alamo Place and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Lee Andrew J. Proctor, Jr., and Wife, Emogene Conner Proctor, by Warranty Deed from Lewis W. Fitzwater, Jr., and wife, Patricia Fitzwater of record in Book 3891, Page 401, in the Register's Office of Davidson County, Tennessee, dated October 1, 1964 and recorded on October 6, 1964. The said Lee Andrew J. Proctor, Jr., predeceased Emogene Conner Proctor and leaving her as surviving tenant by the entirety.

Being the same property conveyed to H. E. Collins, Trustee, by Quitclaim Deed from Emogene Conner Proctor, and again conveyed to Harry P. Ilgner and wife, Emogene Conner Ilgner, as tenants by the entireties, from H. E. Collins, Trustee, of record in Book 5341, Page 535, in the Register's Office of Davidson County, Tennessee, dated August 31, 1978 and recorded on September 22, 1978.

Being the same property conveyed to Emogene (Jeanne) Conner Ilgner, by Quitclaim Deed from Harry P. Ilgner of record in Book 8240, Page 804, in the Register's Office of Davidson County, Tennessee, dated June 19, 1985 and recorded on November 20, 1990. The said Emogene (Jeanne) Conner Ilgner f/k/a Lois Emogene Conner died on March 19, 2022 testate, devising subject property to Sharon Proctor Binkley n/k/a Sharon Procter Scruggs. See Probate Docket No. 22P961 recorded in the Seventh Circuit, Probate Division of Davidson County, Tennessee.

Further, being the same property conveyed to Sharon Proctor Scruggs and husband, Charles Altman Scruggs III by Executrix Quitclaim Deed from Sharon Proctor Scruggs, Executrix of the Estate of Lois Emogene Conner, deceased, of record in Instrument No. 20221215-0130001, in said Register's Office, dated December 5, 2022 and recorded on December 15, 2022,

The conveyance of the above-described parcel of land is subject to the following:

1. 2023 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Crolywood Subdivision, Section II, as recorded in Plat Book 1130, Page 100, Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 6341 Alamo Place, Nashville, TN 37209.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 21st day of March, 2023.

Sharon Proctor Scruggs

Sharon Proctor Scruggs

Charles Altman Scruggs III

Charles Altman Scruggs, III

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Sharon Proctor Scruggs and Charles Altman Scruggs, III to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 21, 2023.

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 07, 2024

Bobbie Cooper

NOTARY PUBLIC

My Commission Expires: 5-7-2024

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 21st day of March, 2023

Robert L. Scruggs, Affiant 3/21/2023 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 21st day of March, 2023

Notary's Signature

My Commission Expires: 9-8-2025

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025