WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2023.

Notary Public

COMMISSION EXPIRES:

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

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1000266 DEEDWARR
05/05/2023 01:37:30 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20230505-0033608

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew D. Scott	First Jackson Bank	068-00-0-042
(NAME)	(NAME)	
4735 Old Hydes Ferry Pike	43243 US Highway 72	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Stevenson, AL 35772	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kenny Ray Brown, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew D. Scott, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND IN THE 13th, FORMERLY THE 25th CIVIL DISTRICT OF SAID COUNTY AND STATE DESCRIBED AS FOLLOWS:

BEGINNING AT J. W. HOWINGTON'S NORTHWEST CORNER AT A STAKE IN THE CENTER OF THE HYDES FERRY PIKE, AND RUNNING WITH THE CENTER OF SAID PIKE, WEST 9 POLES TO A STAKE; THENCE SOUTH 5 POLES TO THE CENTER OF GOLD HOLLOW BRANCH; THENCE WITH THE MEANDERINGS OF SAID BRANCH IN A SOUTHEASTERN DIRECTION TO J.W. HOWINGTON'S LINE; THENCE WITH SAID LINE IN A NORTHERLY DIRECTION TO THE BEGINNING, CONTAINING BY ESTIMATION 5/8 OF AN ACRE, MORE OR LESS.

Being the same property conveyed to Kenneth M. Brown, Karen R. Brown, Kenny Ray Brown and Hollie A. Brown, all joint tenants with the right of survivorship by Warranty Deed from Anthony Powers, unmarried of record in Instrument No. 20060307-0026569, dated February 21, 2006 and recorded March 7, 2006, Register's Office for Davidson County, Tennessee. Hollie A. Brown, now known as Hollie A. Biggs, quitclaimed her undivided interest in said property to Kenny Ray Brown of record in Instrument No. 20220114-0005708, dated December 28, 2021 and recorded January 14, 2022, Register's Office for Davidson County, Tennessee. Kenneth M. Brown and Karen R. Brown quitclaimed their undivided interest in subject property to Kenny Ray Brown of record in Instrument No. 2022114-0005709, dated December 28, 2021 and recorded January 14, 2022, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 4735 Old Hydes Ferry Pike (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) (State) 37218 (Postal Zip)

File No.: 6510-23
Warranty Deed Individual eRec LES rev. 09-2018

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; 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, 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 our hands this 4th day of May, 2023.

Kenny Ray Brown

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Kenny Ray Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 4th day of May, 2023.

Notary Public

Commission Expires: 9/21/2024

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on this the 4th day of May, 2023.

Signature 05/04/2023

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. the 4th day of May, 2023.

Notary's Signature

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

My Commission Expires: 09/08/2025