Prepared by:
Centennial Title Company, Inc
30 Burton Hills Blvd , #165
Nashville, TN 37215

39-B
File #23-1131

Karen Johnson Davidson County
Batch# 1016691 DEEDWARR
06/20/2023 12 09 23 PM 2 pgs
Fees $13 00 Taxes $4,070 00
20230620-0046692

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jaime E. Scruggs, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cason Hayes and Jason Eddie Jarrett and Lindi Holmes Jarrett, Trustees, Jarrett Family Revocable Trust Agreement dated March 10, 2015,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Elysian Fields Section I, of record in Book 1424, Page 81, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 150 feet on the northeast side of Elysian Fields Road and runs back between lines, 200 feet on the northwest line, 335 feet on the southeast line to a dead line in the rear which is a broken line on which it measures 234.1 feet.

Being the same property conveyed to Gary E. Scruggs, unmarried by Warranty Deed from James E. Cason, unmarried of record in Book 5934, page 720, Register's Office for Davidson County, Tennessee, dated September 7, 1982 and recorded on September 8, 1982. Gary E. Scruggs died December 1, 2021, his estate being administered through Davidson County Probate Court, Docket No. 22P137.

Being the same property conveyed to Jesse E. Scruggs and Jaime E. Scruggs, Co-Trustees of the Gary E. Scruggs Lifetime Trust dated August 30, 2018, by Quitclaim Deed from Jesse E. Scruggs and Jaime E. Scruggs, dated June 10, 2022, of record as Instrument Number 20220627-0073778, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jaime E. Scruggs by Quitclaim Deed from Jesse E. Scruggs and Jaime E. Scruggs, Co-Trustees of the Gary E. Scruggs Lifetime Trust dated August 30, 2018, dated June 10, 2022, of record as Instrument Number 20220627-0073779, and further by Corrective Quitclaim Deed of record in Instrument No. 20230620 - 0046691, Register's Office for Davidson County, Tennessee. Jaime E. Scruggs is married but Grantor nor Grantors Spouse or issue have lived in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 774 Elysian Fields Road, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Jason Jarrett 6207 River Oaks Ct Brentwood, TN 37027	NEW OWNER	132-11-0-071.00

WITNESS THE EXECUTION HEREOF this 15th day of June, 2023.

Jaime E. Scruggs

Jaime E. Scruggs

State of Tennessee)
County of Davidson)

On this 15th day of June, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jaime E. Scruggs~~and~~, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,100,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of June, 2023.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN