Karen Johnson Davidson County
Batch# 1032958 DEEDWARR
08/01/2023 11:00:30 AM 9 pgs
Fees: $48.00 Taxes: $740.00
20230801-0059266

COUNTERPART

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Ste. 801
Memphis, TN 38119
Phone: 901-881-8800
File No: TN-23-1363

L.A. QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-7-2027

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed & sworn to before me, this 31st day of July, 2023

Notary Public

My Commission Expires:
2/7/2027

Property Address: 2407 Scovel Street, Nashville, TN 37208 **Map/Parcel Number:** 092-02-0-290	**Name & Address of New Owner** Music City Financial LLC 7703 N. Lamar Blvd #205, Austin, TX 78752	**Send Tax Bills To:** Music City Financial LLC 828 Royal Parkway, Suite 204, Nashville, TN 37214

Effective as of 31st **day of** July, **2023**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Golden Crutcher, Jr., Carl L. Crutcher, Terence Gerad Scruggs, Vidal Desmond Scruggs, Kendrick Wendel Scruggs, Dormika Scruggs, Dominique Holden, Cherelle Scruggs, Otavious Scruggs, Gerelle Scruggs, Otis Conroy Scruggs, Anthony Jeffery Scruggs, Scheree Scruggs, Individually, and Scheree Scruggs, as Personal Representative of the Estate of Edna Elizabeth Scruggs, Deceased*** collectively hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Music City Financial LLC, a Texas Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Bransford Realty Company's Subdivision of Holman and Clark's Subdivision of certain lots in the Boyd McNairy Tract, as of record in Plat Book 421, Page 90, Register's Office for said county. Said Lot No. 38 fronts 40 feet on the Southernly side of Scovel, formerly Madison, Street and extends back between parallel lines 143 feet to an alley.

Being the same property conveyed to Golden Crutcher aka Golden Crutcher, Sr. and wife, Clara Crutcher, by Installment Deed from William O. Bradley and Jack J. Cohen, of record in Book 3066, Page 298, in the Register's Office of Davidson County, Tennessee, dated April 09, 1960 and recorded on April 18, 1980. The said Clara Crutcher died on December 26, 2003 in Davidson

County, Tennessee, leaving Golden Crutcher, Sr., as the surviving tenant by the entirety. On or about March 14, 2015, Golden Crutcher, Sr. died, Intestate, in Davidson County, Tennessee, vesting the subject property in his surviving heirs, Golden Crutcher, Jr., Carl L. Crutcher, and Edna Scruggs, as evidenced by Affidavit of Heirship recorded in Instrument No. 20221003-0108572 in the Register's Office of Davidson County, Tennessee, and corrected in Corrected Affidavit of Heirship recorded in Instrument. No. 20230725-0057377 in the Register's Office of Davidson County, Tennessee. Edna Scruggs died, Intestate, on or about February 15, 2023 in Madison County, Alabama, vesting her interest in the subject property in her surviving heirs, Scheree Scruggs, Terence Gerad Scruggs, Vidal Desmond Scruggs, Kendrick Wendel Scruggs, Otis Conroy Scruggs, Gerald Wayne Scruggs, and Anthony Jeffrey Scruggs, as evidenced by Affidavit of Heirship recorded in Instrument No. 20230616-0046116, in the Register's Office of Davidson County, Tennessee, and corrected in Corrected Affidavit of Heirship recorded in Instrument. No. 20230725-0057378 in the Register's Office of Davidson County, Tennessee. Scheree Scruggs was appointed Personal Representative of the Estate of Edna Elizabeth Scruggs, Deceased in the Probate Court of Madison County, Alabama by Order Granting Letters of Administration, at Case No. PC 77831. On or about May 19, 2023, Gerald Wayne Scruggs died, Intestate, in Madison County, Alabama vesting his interest in the subject property in his surviving heirs, Dominique Holden, Cherelle Scruggs, Otavious Scruggs, Gerelle Scruggs and Dormika Scruggs, as evidenced by Affidavit of Heirship recorded in Instrument No. 20230616-0046117, In the Register's Office of Davidson County, Tennessee, and corrected in Corrected Affidavit of Heirship recorded in Instrument. No. 20230725-0057379 in the Register's Office of Davidson County, Tennessee.

*Scheree Scruggs, as Personal Representative of the Estate of Edna Elizabeth Scruggs, Deceased, joins in the execution of this instrument for the purpose of relinquishing any and all the Estate's remaining right, title, and interest in the subject property, but does not join in the warranties contained herein.

This property does not constitute the homestead of any of the Grantors.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2023 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 20 day of July 2023.

GRANTOR:

Golden Crutcher, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20 day of July, 2023, before me personally appeared Golden Crutcher, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of July, 2023.

Notary Signature

KAREN E. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

GRANTOR:

Carl L. Crutcher

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20 day of July, 2023, before me personally appeared Carl L. Crutcher, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of July, 2023.

Notary Signature
My commission expires:

KAREN E. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WITNESS the Grantor's hand on this 28th day of July 2023.

GRANTOR:

Scheree Scruggs

Scheree Scruggs, Individually

Scheree Scruggs Personal Representative of the Estate of Edna Elizabeth Scruggs, Deceased

Scheree Scruggs, as Personal Representative of the Estate of Edna Elizabeth Scruggs, Deceased

Terence Scruggs

Terence Gerad Scruggs

Vidal Scruggs

Vidal Desmond Scruggs

Vidal Desmond Scruggs

Otis Conroy Scruggs

Otis Conroy Scruggs

Anthony Scruggs

Anthony Jeffery Scruggs

Anthony Jeffery Scruggs

STATE OF ALABAMA
COUNTY OF MADISON

On this 28th day of July, 2023, before me personally appeared Scheree Scruggs, Terence Gerad Scruggs, Vidal Desmond Scruggs, Otis Conroy Scruggs and Anthony Jeffery Scruggs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of July, 2023.

Sonia M Browder

Notary Signature
My commission expires: 1-29-2025

SONIA M. BROWDER NOTARY PUBLIC ALABAMA STATE AT LARGE

WITNESS the Grantor's hand on this 10th day of July 2023.

GRANTOR:

Kendrick Wendell Scruggs
Kendrick Wendel Scruggs

STATE OF Alabama
COUNTY OF Marion

On this 10th day of July, 2023, before me personally appeared Kendrick Wendel Scruggs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of July, 2023.

Notary Signature
My commission expires: 6/9/2024

WITNESS the Grantor's hand on this _____ day of _____ 2023.

GRANTOR:

Dominique Holden

STATE OF Tennessee
COUNTY OF Davidson

On this 20 day of July, 2023, before me personally appeared Dominique Holden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of July, 2023.

Notary Signature
My commission expires:

KAREN E. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

DocuSign Envelope ID: 5199515C-78EE-464F-9FBB-D0E0366EA42F

WITNESS the Grantor's hand on this 7/19/2023 day of _____ 2023.

GRANTOR:

DocuSigned by:
3A2[illegible]

Otavious Scruggs

STATE OF TN
COUNTY OF Shelby

On this 7/19/2023 day of _____, 2023, before me personally appeared Otavious Scruggs, , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7/19/2023 day of _____, 2023.

DocuSigned by:
A6[illegible]

Notary Signature

My commission expires:

L.A. QUINN
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 7, 2027

Notarized/Signed Online Using
Audio-Visual Communication

WITNESS the Grantor's hand on this 26 day of July 2023.

GRANTOR:

Dormika Archie-Scruggs

Cherelle Scruggs

Gerelle Scruggs

STATE OF Alabama
COUNTY OF Madison

On this 26 day of July, 2023, before me personally appeared Dormika Archie-Scruggs, Cherelle Scruggs, Gerelle Scruggs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of July, 2023.

Carlie Rachelle Morrison
Notary Signature
My commission expires: 7/18/2026

CARLIE RACHELLE MORRISON
MY COMMISSION EXPIRES
NOTARY PUBLIC
07-18-2026
ALABAMA STATE AT LARGE

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 July 31st, 2023 (date of document).

Affiant Signature

August 1st, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 1st day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025