WARRANTY DEED

Karen Johnson Davidson County
Batch# 1165892 DEEDWARR
08/02/2024 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $3,274.50
20240802-0059024

STATE OF TENNESSEE
COUNTY OF HAMILTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$785,000.00.~~ $785,000.00

Harry R. Cash, Agent
Affiant's Agent

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2024.

Gina C. Hurst
Notary Public

MY COMMISSION EXPIRES: 9/9/2025
(AFFIX SEAL)

GINA C. HURST NOTARY PUBLIC STATE OF TENNESSEE HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Grant, Konvalinka & Harrison, P.C., 633 Chestnut Street, Suite 900, Chattanooga, TN 37450

File No.: 2406582G203.02625

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Tiffany Martin Snow	Tiffany Martin Snow	014 00 0 05900
(NAME)	(NAME)	
3527 Binkley Road	3527 Binkley Road	
(ADDRESS)	(ADDRESS)	
Joelton TN 37080	Joelton TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Eighty-Five Thousand And No/100 Dollars ($785,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARK C. SCRUGGS AND SPOUSE MARY JANE SCRUGGS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIFFANY MARTIN SNOW, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☑ property, known as 3527 Binkley Road, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 1st day of August, 2024.

Mark C. Scruggs

Mary Jane Scruggs

STATE OF TENNESSEE

COUNTY OF Davidson:

I, Charles D. Lightsey, a Notary Public for the County of Hamilton and State of Tennessee, do hereby certify that Mark C. Scruggs and spouse Mary Jane Scruggs personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st of August, 2024.

Notary Public

My Commission Expires: 3/3/26

(SEAL)

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by David P. Brackman, Registered Land Surveyor, dated April 4, 2021, as follows:

Beginning at a pipe on the Southern Right of Way of Binkley Road being the Northwest corner of Parcel 60, Map 14 in Davidson County, Tennessee and being Northeast corner of herein described tract;

Thence leaving said right of way S 19 deg 02 min 21 sec W 375.08' to a cutoff utility pole; thence S 11 deg 38 min 05 sec W 462.93' to an iron pin; thence N 83 deg 22 min 00 sec W 274.74' to an iron pin; thence N 10 deg 27 min 49 sec E 276.86' to an iron pin; thence N 81 deg 59 min 37 sec W 144.52' to an iron pin; thence N 08 deg 56 min 23 sec E 411.45' to an iron pin; thence N 38 deg 55 min 16 sec E 250.57' to an iron pin on the right of way of Binkley Road; thence with said right of way S 71 deg 55 min 21 sec E 378.79' to point of beginning containing 337,007.89 sq. ft. or 7.74 acres.

Being the same property conveyed to Mark C. Scruggs and Mary Jane Scruggs, as tenants by the entirety, by Quitclaim Deed from Mark C. Scruggs and Mary Jane Scruggs, husband and wife, of record in Instrument No. 20210415-0050597, in the Register's Office of Davidson County, Tennessee, dated April 15, 2021 and recorded on April 15, 2021.

Being part of the same property conveyed to Mark C. Scruggs and Mary Jane Scruggs, by Quitclaim Deed from Mary Jane Scruggs, of record in Instrument No. 20041004-0119289, in the Register's Office of Davidson County, Tennessee, dated September 23, 2004 and recorded on October 4, 2004.

Being part of the same property conveyed to Mary Jane Scruggs, married, by Warranty Deed from Roy S. Nicks and wife, Ann Gibson Nicks, of record in Instrument No. 20001208-0121308, in the Register's Office of Davidson County, Tennessee, dated December 6, 2000 and recorded on December 8, 2000.

CERTIFICATE OF AUTHENTICITY

I, HARRY R. CASH, 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 August 2, 2024.
DATE

Harry R. Cash
AFFIANT SIGNATURE

August 2, 2024
DATE

STATE OF TENNESSEE
COUNTY OF HAMILTON

SWORN TO AND SUBSCRIBED BEFORE ME THIS 2nd DAY OF August, 2024.

Gina C. Hurst
NOTARY PUBLIC

GINA C. HURST
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

MY COMMISSION EXPIRES:

Sept 9, 2025