Karen Johnson Davidson County
Batch # 1220924 DEEDWARR
12/27/2024 12 47 46 PM 2 pgs
Fees $13 00 Taxes $2,590 00
20241227-0100542

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

39-B
File #24-1284

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 **Jesse Earl Scruggs and Jaime Evans Scruggs, Devisees of the Estate of Mary Arline Evans, deceased and Jesse Earl Scruggs and Jaime Evans Scruggs, Executors of the Estate of Mary Arline Evans, deceased,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kellye Parr,** , 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 Building Site No. 176 on the Plan of Arden Place, Section. VI, as of record in Book 4955, Page 69, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Arden Place Home Owner's Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Mary Arline Evans by Warranty deed from H. Stanley Allen and wife, Betty Sue Allen and R. Chancellor Allen and Wife, Elizabeth Ann Allen of record in Book 11325, page 898, Register's Office for Davidson County, Tennessee, dated 2/1/1999 and recorded on 2/3/1999. The said Mary Arline Evans died on May 13, 2023, her Last Will and Testament duly entered of record in Case No. 23P1118, in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee.

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: 4400 Belmont Park Terrace #176, Nashville, TN 37215.

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 #:
Kellye Parr 4400 Belmont Park Terrace #176 Nashville, TN 37215	NEW OWNER	131-03-0C-176.00

WITNESS THE EXECUTION HEREOF this 2nd day of December, 2024.

Estate of Mary Arline Evans

Executor & Individually
Jesse Earl Scruggs, Executor and individually

State of Tennessee)
County of Davidson)

On this 2nd day of December, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jesse Earl Scruggs, as Executor of the Estate of Mary Arline Evans, deceased and individually, 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

Executor & Individually
Jaime Evans Scruggs, Executor and Individually

State of Tennessee)
County of Davidson)

On this 19TH day of December, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jaime Evans Scruggs, as Executor of the Estate of Mary Arline Evans, deceased and individually, 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: **$ 700,000.00.**

Affiant

Sworn and subscribed before me on this the 19TH day of December, 2024.

Notary Public

My Commission Expires: 3/3/26

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