WARRANTY DEED

Karen Johnson Davidson County
Batch# 1232723 DEEDWARR
01/31/2025 03:50:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20250131-0007647

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF January, 20 25

Notary Public

MY COMMISSION EXPIRES: 3.3.2025

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: J. Jireh LLP	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	08110036700
5714 Madeshade In		
(ADDRESS)	(ADDRESS)	
Dallas TX 75252		
(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, **Jennifer Woods, Max W. Scruggs Jr., and Afi Scruggs** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. Jireh LLP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 5 on the Plan of Cobb's Subdivision of Lot No. 6 of the Subdivision of Harding's Bosley Tract, as of record in Book 161, Page 155, Register's Office for said County, to which said plan reference is here made for a more complete legal description of said lot.

Being the same property conveyed to Irene D. Scruggs, a widow, by virtue of that certain Warranty Deed dated January 5, 1981, and being of record at Book 5698, Page 638 and Deed of Correction at Book 5741, Page 443 in the Register's Office of Davidson County, Tennessee. Irene D. Scruggs having since died intestate on December 24, 2022, leaving as her heirs by Affidavit of Heirship of record at Instrument No 20240820-0063738 and Instrument No. _____20250131000764_____ in said Register's Office, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 2403 Buchanan St. Nashville, TN 37208
(House Number) (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 my hand this 31st day of January, 2025.

Jennifer Woods

Jennifer Woods

Max W. Scruggs Jr.

Max W Scruggs, Jr.

Afi Scruggs

Afi Scruggs

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me (via audio/video communication) a Notary Public in and for said State and County, duly commissioned and qualified, **Jennifer Woods, Max W. Scruggs, Jr. and Afi Woods,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of January, 2025.

Matt Deckard

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A Mason, 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 1/31/25.

Affiant Signature

1/31/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 31 day of January, 2025.

Notary's Signature

(Notary Seal) CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

My Commission Expires: 7-3-28

Certificate of Authenticity

I, Holly Mason, 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 1/29/25.

Affiant Signature

1/29/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of January, 20 25

Notary's Signature

(Notary Seal)

My Commission Expires: 11-3-25

202501310007647