This Instrument prepared by:
D. Jefferson Herring, Attorney
Suite 415, Washington Square
222 Second Avenue North
Nashville, TN 37201

Karen Johnson
Batch # 1295470
07/09/2025 01 08 14 PM
Fees $22 00 Taxes $0 00

Davidson County
DEEDWARR
4 pgs

20250709-0054033

ADMINISTRATOR'S DEED

Grantor:	**Estate of Randy Lynn Scruggs, Lindsey K. Scruggs, Administrator, C.T.A.**
Grantees:	**Lindsey K. Scruggs and Sandra S. Scruggs, Trustees of Randy Scruggs Family Trust established U/A on November 12, 2018**
County:	**Davidson County, Tennessee**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Lindsey K. Scruggs, Sandra S. Scruggs, Trustees 887 S. Curtiswood Lane Nashville, TN 37204	**Map and Parcel No. (s):** Map 26, Parcels: 81, 60, 135

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby states that, pursuant to TCA § 67-4-409(a)(1)(C)(iv), this conveyance is to fulfill a testamentary devise/bequest and is thus exempt from transfer tax.

Lindsey K. Scruggs, Trustee of Randy Scruggs Family Trust
Affiant

Sworn to and subscribed before me, this **30th day of May, 2025.**

Notary Public

My commission Expires January 4, 2027.

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

affix seal here

TO FULFILL THE TESTAMENTARY PROVISIONS under the Last Will and Testament of Randy Lynn Scruggs, **the Estate of Randy Lynn Scruggs, Lindsey K. Scruggs, Administrator, CTA** ("Grantor"), does hereby bargain, sell and convey to **Lindsey K. Scruggs and Sandra S. Scruggs, Trustees of Randy Scruggs Family Trust established U/A on November 12, 2018** (together, "Grantee"), all of Grantor's right, title and interest in and to Grantor's undivided one-half (1/2) interest in the property listed on the attached Exhibit A. The property is conveyed to Grantee subject to current year property taxes in addition to such limitations, restrictions, easements, and encumbrances as may affect the property, whether recorded or not recorded, including any of same listed on Exhibit A.

IN WITNESS WHEREOF, Grantor have signed this Administrator's Deed on this the **30th day of May, 2025.**

Estate of Randy Lynn Scruggs

By: _____
Lindsey K. Scruggs
Administrator, CTA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Lindsey K. Scruggs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Administrator, CTA, of the Estate of Randy Lynn Scruggs**, the within named bargainor, and that she as such Administrator executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by herself as Administrator.

WITNESS my hand and seal, at office in Nashville, Tennessee, **this 30th day of May, 2025.**

_____
Notary Public

My Commission Expires January 4, 2027.



EXHIBIT A

Land in the 10th Civil District of Davidson County, Tennessee, in accordance with a survey by Sanford and Associates, Inc., Franklin, Tennessee, dated November 27, 1974, and being more particularly described as follows:

Beginning in the north margin of Gallatin Road at the southeast corner of William G. Wright property and the southeast corner of this property; thence N 13 deg. 39 min. 21 sec. W 2,499.55 feet to Sally V. Butts property; thence N 87 deg. 07 min. 58 sec. E 858.98 feet; thence S 82 deg. 28 min. 22 sec. E 70.08 feet; thence N 50 deg. 36 min. 15 sec. E 38.18 feet to the west margin of Farm Road; thence S 43 deg. 27 min. 32 sec. E. 213.67 feet; thence S 48 deg. 03 min. 46 sec. E 226.47 feet; thence S 34 deg. 46 min. 11 sec. E 134.59 feet; thence S 29 deg. 36 min. 56 sec. E 317.82 feet; thence S 15 deg. 35 min. 29 sec. E 104.55 feet; thence S 23 deg. 23 min. 23 sec. E 274.69 feet; thence S 4 deg. 43 min. 10 sec. E 133.37 feet; thence S 16 deg. 13 min. 25 sec. E 121.10 feet; thence leaving said Farm Road S 77 deg. 24 min. 22 sec. W 907.78 feet; thence N 14 deg. 40 min. 54 sec. W 150.50 feet; thence S 80 deg. 03 min. 37 sec. W 200.84 feet; thence S 12 deg. 11 min. 32 sec. E 1108.52 feet to the north margin of Gallatin Pike; thence along the north margin of Gallatin Pike generally west 211.25 feet to the point of beginning, containing 46.070 acres, more or less.

Included in the above description but excluded from this conveyance are the following two tracts of land:

Excluded Tract No. 1. Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the north margin of U.S. Highway 31E (Gallatin Road) West of Mansker's Creek and being more particularly described according to a survey by Crawford Land Surveyors, P.C., William C. Cockrill, Registered Land Surveyor, Tennessee R.L.S., No. 1401, dated February 29, 1996, and revised March 4, 1996, as follows:

Beginning at an iron pin in the northerly margin of U.S. Highway 31E, said pin being the southwest corner of the herein described tract and being 26.4 feet easterly along said margin from a concrete right-of-way monument; thence, leaving said margin, with the east line of Thomas Diskin, et. ux., of record in Deed Book 5072, page 425, R.O.D.C.T., N 13 deg. 12' 02" W, 925.97 feet to a point in the southerly margin of Hendersonville By-Pass; thence, with said margin and a curve concave to the south having a radius of 5629.58 feet, a central angle of 02 deg. 18' 48" and a chord of N 82 deg. 42' 07" E, 227.27 feet for an arc length of 227.29 feet to a point, said point being 4.76 feet along said margin from a concrete right-of-way monument; thence, leaving said margin, with the west line of W.H. Green, et. ux. of record in Deed Book 3186, page 421, R.O.D.C.T., S 12 deg. 11' 32" E, 930.83 feet to a concrete right-of-way monument in the north margin of U.S. Highway 31E; thence, with said margin S 84 deg. 09' 39" W, 211.43 feet to the point of beginning, containing 202,753 square feet or 4.65 acres, more or less.

Being the same property conveyed to Shurgard-Freeman Franklin Joint Venture, a Tennessee joint venture, from Earl E. Scruggs and wife, Louise Scruggs, by deed of record in Book 9985, page 379, Register's Office for Davidson County.

Excluded Tract No. 2. Beginning at the point of intersection of the north boundary of the Andy and Andrew Barrett property and the east boundary of the W. H. Green property; thence with said east boundary north 13 degrees 57 minutes 22 seconds west 148 feet more or less to a point in the north boundary of the W. H. Green, et ux property; thence with said north boundary south 80 degrees 48 minutes 44 seconds west 200.84 feet to a point in the west boundary of the W. H. Green et ux property; thence with said west boundary south 11 degrees 15 minutes 29 seconds east 168 feet more or less to a point in the proposed south margin of S.R. 386; thence with said proposed margin with a curve left having a radius of 5,629.58 feet westwardly 229.22 feet to a point in the east boundary of the Thomas Francis Diskin property; thence with said east boundary north 11 degrees 43 minutes 29 seconds west 238 feet more or less to a point in the proposed north margin of S.R. 386; thence with said proposed margin along a curve right having a radius of 5,864.58 feet eastwardly 592.89 feet to a point; thence north 88 degrees 17 minutes 24 seconds east 202.35 feet to a point; thence north 88 degrees 37 minutes 31 seconds east 559.765 feet to a point in the west boundary of the existing permanent perpetual easement; thence with said easement south 17 degrees 21 minutes 12 seconds east 44 feet more or less to a point in said north boundary of the Andy and Andrew Barrett property; thence with said north boundary south 78 degrees 05 minutes 39 seconds west 907.78 feet to the point of beginning and containing 4.016 acres and being part of the same property conveyed to Earl E. Scruggs et ux by Mary H. Wright as of record in book 4879, page 855, Register's Office for Davidson County.

Being the same property condemned and taken by the State of Tennessee as described in the Order of the Circuit Court of Davidson County, Tennessee, of record in Book 8211, page 577, Register's Office for Davidson County.

This conveyance being a part of the property conveyed to the Estate of Randy Lynn Scruggs and the Estate of Gary E. Scruggs (which, by law, each grantee estate took an undivided one-half (1/2) interest therein as tenants in common), from Jaime E. Scruggs and Jesse E. Scruggs, as Trustees of the Earl E. Scruggs Trust, u/a/d April 27, 2006, by deed of record as Instrument No. 20220331-0037305, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Gallatin Pike, Madison, Tennessee 37115. The property description above was obtained from the previous deed of conveyance. The property was not surveyed at the time of this conveyance.

F:\1-CLIENT FILES\1-EA\1-ACTIVE EA FILES\Scruggs-Randy\7-Real Estate-Rivergate\Legal.wpd