WARRANTY DEED

Karen Johnson Davidson County
Batch# 1298029 DEEDWARR
07/16/2025 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.13
20250716-0055973

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pierre Klaas Plantinga IV	New Owner	172-08-0-018.00
(NAME)	(NAME)	
6004 Hawkdale Drive	1402 Alpine Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Santa Clara, CA 95051	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Russell L Scruggs and wife, Connie L Scruggs,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Pierre Klaas Plantinga IV, a single man,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of Forest Acres Estates, Section One, of record in Plat Book 3700, Page 2, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph L. Scruggs and Elva J. Scruggs, husband and wife, and Russell Scruggs, unmarried, as tenants in common by Warranty Deed from Jared A. Weis and wife, Victoria G. Weis, dated 07/25/2017, of record in Instrument No. 20170726-0075578, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph Lee Scruggs and Elva Joyce Scruggs, Co-Trustees of the Joseph and Joyce Scruggs 2020 Joint Revocable Trust dated June 26, 2020 by Quitclaim Deed from Joseph L. Scruggs and Elva J. Scruggs, husband and wife, dated 06/26/2020, of record in Instrument No. 20200729-0083156, Register's Office for Davidson County, Tennessee.

The said Joseph Lee Scruggs died on August 3, 2021, and the said Elva Joyce Scruggs became Successor Trustee of the Joseph and Joyce Scruggs 2020 Joint Revocable Trust as evidenced in Certification of Trust of record in Instrument No. 20200729-0083155, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Russell L. Scruggs and wife, Connie L. Scruggs by Quitclaim Deed from Elva Joyce Scruggs, Surviving Trustee of the Joseph and Joyce Scruggs 2020 Joint Revocable Trust, dated June 26, 2020 with Joseph Lee Scruggs, deceased, dated 02/21/2025, of record in Instrument No. 20250303-0015374, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 6004 Hawkdale Drive, Nashville, TN 37211
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 11th day of July, 2025.

Russell L Scruggs

Connie L Scruggs

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Russell L Scruggs and Connie L Scruggs**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of July, 2025.

Notary Public:

My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202507160055973

Certificate of Authenticity

I, Emily Manno, 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 **7/11/25**.

Date

Emily Manno

Affiant Signature

7/11/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

