THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250651438

Karen Johnson
Batch # 1304410
08/01/2025 10 44 53 AM
Fees $13 00 Taxes $11,932 50
Davidson County
DEEDWARR
2 pgs
20250801-0061084

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,225,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2025.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mosher Joint Revocable Trust 508 Huckleberry Road Nashville TN 37205	New Owner	Tax Parcel ID No. 102 16 0 060.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jesse Earl Scruggs, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan Joseph Mosher and Diana Katharine Mosher, Co-Trustees of the Mosher Joint Revocable Trust, dated June 11, 2021**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 144 on the Plan of HILLWOOD ESTATES, SECTION NINE - PART TWO, of record in Plat Book 2331, Page 28, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jesse Earl Scruggs, unmarried, by Quitclaim Deed from Susan Kay Garwood, unmarried, of record in Instrument No. 20200603-0057126, in the Register's Office of Davidson County, Tennessee, dated May 22, 2020 and recorded on June 3, 2020.

Being the same property conveyed to Jesse Earl Scruggs, married, by Quitclaim Deed from Susan Kay Garwood, married, of record in Instrument No. 20191223-0131983, in the Register's Office of Davidson County, Tennessee, dated December 10, 2019 and recorded on December 23, 2019

Being the same property conveyed to Jesse Earl Scruggs and Susan Kay Garwood, husband and wife, by Warranty Deed from Paul Michael Gaustad, Trustee of the Paul Michael Gaustad Revocable Trust u/a dated March 30, 2015 and Danielle Marie Gaustad, Trustee of the Danielle Marie Gaustad Revocable Trust u/a dated March 30, 2015, of record in Instrument No. 20161102-0115620, in the Register's Office of Davidson County, Tennessee, dated October 28, 2016 and recorded on November 2, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLWOOD ESTATES, SECTION NINE - PART TWO, as recorded in Plat Book 2331, Page(s) 28.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 2401, Page 511 and Book 2495, Page 501

This is improved property located at 508 Huckleberry Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2025.

Jesse Earl Scruggs by Jonathan Harris as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jesse Earl Scruggs and that he is authorized by Jesse Earl Scruggs to execute this instrument on his behalf.

Witness my hand, at office, this 31st day of July, 2025

_____
Notary Public
My Commission Expires: _____

