Karen Johnson Davidson County
Batch# 1440543 DEEDWARR
06/30/2026 12:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20260630-0059027

Name and Address of New Owner:
Dion Scruggs and Lucero Scruggs
2611 Morgan Rd.
Joelton, TN 37080

Send Tax Bills To:
Dion Scruggs and Lucero Scruggs
2611 Morgan Rd.
Joelton, TN 37080

This Instrument Prepared By:
Cathy Edley
One Real Closing Services, LLC DBA One Real Title
350 Lincoln Road
Floor 2 Suite 351
Miami Beach, FL 33139

Map & Parcel No: 015-00-0-112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lawrence L. Lynch, Jr. and Sheryl L. Lynch, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dion Scruggs and Lucero Scruggs, husband and wife, as tenants by the entirety,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by William Marlin Keel, R.L.S., No. 990, dated May 9, 1984, as follows: BEGINNING at an iron pin in the Southerly margin of Morgan Road, said pin being the Northeast corner of the property conveyed to Emory A. Fox and wife, Kathryn M. Fox from Paul E. Hambrick and wife, Patricia L Hambrick, by deed of record in Book 5752, page 372, of the Register's Office of Davidson County, Tennessee; thence with the Southerly margin of Morgan Road, North 64 deg. 04' 14" East, 324.87 feet to a point at the intersection of the Southerly margin of Morgan Road with the Westerly margin of Union Hill Road; thence with the Westerly margin of Union Hill Road, South 13 deg. 52' 37" West, 349.79 feet to an iron pin; thence North 61 deg. 00' West, 175.0 feet to an iron pin; thence, North 25 deg. 04' West, 127.14 feet to the point of beginning, containing 1.16 acres, more or less.

Being the same property conveyed to Lawrence L. Lynch Jr. and Sheryl L. Lynch, husband and wife by deed from Lawrence L. Lynch aka Lawrence L. Lynch Jr., of record on 05/13/2013 in Instrument No. 20130513-0047730, Register's Office for said county.

Said property is commonly known as: 2611 Morgan Road, Joelton, TN 37080
Parcel ID: 015-00-0-112
The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of June, 2026.

_____(SEAL)
Lawrence L. Lynch, Jr.

_____(SEAL)
Sheryl L. Lynch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2026, before me personally appeared Lawrence L. Lynch, Jr. and Sheryl L. Lynch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of June, 2026.

Vanessa Cortner
Notary Signature
My commission expires: 05-08-2028

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $440,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lawrence L. Lynch, Jr.

Sheryl L. Lynch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of June, 2026.

Notary Signature
My commission expires: 05-08-2028

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Mercer Dilweg, 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 __ 6/24/2026 __ (date of document).

Affiant Signature

6/24/2026
Date

State of Wisconsin

County of Dane

Sworn to and subscribed before me this 24th day of June,2026

Notary's Signature

MY COMMISSION EXPIRES: 08/07/27

NOTARY'S SEAL

