Karen Johnson Davidson County
Batch# 1482515 DEEDWARR
10/08/2026 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20261008-0092634

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Brittany L. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2026.

Notary Public
MY COMMISSION EXPIRES: 1/30/29
File No. 26-26858

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
410 Lemont Drive 213 LLC (NAME)	Same as New Owner (NAME)	061-05-0A-017-00 CO
9527 Langdon Avenue (STREET ADDRESS)	(STREET ADDRESS)	
North Hills ~~Los Angeles,~~ CA 91343 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Tina Shatika Scruggs, Executor of The Estate of Delores Seay,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **410 Lemont Drive 213 LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 36 as created and established by the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, Page 591 Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, said Register's Office, and as shown and described om the Plan for Poplar Glen, Phase II, of record in Book 6900, Page 764, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and Bylaws by instrument of record in Book 7654, Page 439, said Register's Office, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be time to time amended as provided therein.

BEING the same property conveyed to Delores A. Seay, unmarried, by Warranty Deed from Fox Ridge Homes, Inc., dated October 6, 1988 and recorded October 11, 1988 in Book 7674, Page 938, Register's Office for Davidson County, Tennessee.

The said Delores A. Seay (aka Delores Ann Seay) died testate on May 21, 2025. Pursuant to the Last Will and Testament as probated in Case Number 25P2001, in the Circuit Court of Davidson County, Tennessee Tina Shatika Scruggs was appointed executor of the will and authorized to transfer the subject property.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2026 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 410 Lemont Drive, Nashville, TN 37216.

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. Whenever 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/our hand(s) this 5th day of October, 2026.

The Estate of Delores Seay

By: Tina Shatika Scruggs Devisee and Executor
Tina Shatika Scruggs, Executor

STATE OF Tennessee
COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Tina Shatika Scruggs, Executor of The Estate of Delores Seay, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of October, 2026.

Notary Public

My Commission Expires:
4/24/2030

ROBERT MITCHELL
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 10/5/26 (date of document).

Affiant Signature

10/5/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 5th day of October, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29