Karen Johnson Davidson County
Batch# 264251 DEEDWARR
07/30/2019 04:05:05 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20190730-0075109

Warranty Deed

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Meredith May
Affiant

Subscribed and sworn to before me, this the 25th day of July, 2019.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kevin P. Abbott	First National Bank of Middle Tennessee	081-12-0-070.00
1601 11th Avenue North	1608 Williams Drive, Suite 301	
Nashville, TN 37208	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **JUAN MARKS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN P. ABBOTT, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: KPA

Land in Davidson County, Tennessee, being Lot No. South 36 Feet front and 32.5 Feet rear Lot No. 91 on the Plan of D T McGavock and Others Addition in the town of Nashville of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 91 fronts 36 feet on the West side of 11th Avenue North and runs back between lines, along the North margin of Cockerill Street 150 Feet to an alley in the rear on which it measures 32.5 feet. Being the same property conveyed to Mary Louise Guinn by Installment deed from Jim Stevens and Ben H. Watson of record in Book 3405, page 408, Register's Office for Davidson County, Tennessee, dated July 20, 1962 and recorded on July 20, 1962.

Being the same property conveyed to Charles R. Hamilton, fifty Percent (50%) by Quitclaim deed from Mary Louise Guinn Perry, "widower" of record in Book 9832, page 394, Register's Office for Davidson County, Tennessee, dated October 11, 1995 and recorded on October 19, 1995.

Being the same property conveyed to IRA Eugene Bowers by Quitclaim deed from Charles R. Hamilton of record in Instrument No. 20041203-0144196 Register's Office for Davidson County, Tennessee, dated December 03, 2004 and recorded on December 03, 2004.

Being the same property conveyed to Kenneth Eatmon by Quitclaim deed from IRA Eugene Bowers of record in Instrument No. 20090615-0055517 Register's Office for Davidson County, Tennessee, dated June 15, 2009 and recorded on June 15, 2009.

Being the same property conveyed to Hendersonville Auction and Realty, LLC by Quit Claim deed from Kenneth Eatmon of record in Instrument No. 20110217-0013374 Register's Office for Davidson County, Tennessee, dated November 05, 2009 and recorded on February 17, 2011.

Being the same property conveyed to Michelle Burks by Quit Claim deed from Hindersonville Auction and Realty, LLC., of record in Instrument No. 20110303-0017322 Register's Office for Davidson County, Tennessee, dated March 03, 2011 and recorded on March 03, 2011.

Being the same property conveyed to Juan Marks, an unmarried man by Quitclaim deed from Michele J. Burks of record in Instrument No. 20171220-0129617 Register's Office for Davidson County, Tennessee, dated December 18, 2017 and recorded on December 20, 2017.

Final Order recorded at Instrument No. 20190725-0073281 vests title in Juan Marks.
This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1601 11th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of July, 2019.

Juan Marks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Juan Marks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of ~~July, 2019~~.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021