Karen Johnson Davidson County
Batch# 1076686 DEEDQC
11/30/2023 10:33:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231130-0092472

This Instrument Prepared By:

Christopher E. Hugan, Atty.
810 Dominican Drive
Nashville, Tennessee 37228
615.669.7299

DEED

Address of New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Scott M. Abbott Vincent Michael Abbott 636 Cheryl Avenue Madison, TN 37115	Scott M. Abbott 636 Cheryl Avenue Madison, TN 37115	052-02-0-137.00

This DEED is made by **Scott M. Abbott**, of 636 Cheryl Avenue, Madison, Tennessee 37115 ["Grantor"], to **Scott M. Abbott**, of 636 Cheryl Avenue, Madison, Tennessee, and **Vincent Michael Abbott**, unmarried, of 411 Hamblen Drive, Madison, Tennessee ["Grantees"].

Grantor, in consideration of $1 paid by Grantees, the sufficiency of which is acknowledged, grants all my interest to Grantees as joint tenants with right of survivorship, and not as tenants in common, in real property in Davidson County, Tennessee, and described as:

> Land in Davidson County, Tennessee, being Lot No. 33 and the west one-half of Lot 32 of Block "B", revised map of Rainbow Terrace Subdivision, as of record in Play Book 1130, page 85, Register's Office for Davidson County, Tennessee.
>
> Said Lot and part of Lot adjoin and front together 75 feet on Cheryl Avenue and run back between parallel lines 145 feet to a dead line.
>
> Being the same property conveyed to Scott M. Abbott from The Bellator Group, LLC, by deed dated July 15, 2011, of record as Instrument No. 20110729-0058128, Register's Office for Davidson County, Tennessee.
>
> This property is known as 636 Cheryl Avenue, Madison, Davidson County, Tennessee.

together with all the estate and rights of Grantor in this property. Grantor conveys the property to Grantees as joint tenants with the right of survivorship.

This conveyance is subject to all matters in the Plan of Record in Plat Book 1130, page 85, Register's Office of Davidson County, Tennessee, and all other easements, restrictions, or encumbrances of record in the Register's Office for Davidson County, Tennessee.

Scott M. Abbott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

CHRISTOPHER E. HUGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Personally appeared before me, the undersigned, a Notary Public in and for the above State and County, **SCOTT M. ABBOTT**, who is either personally known to me or who has presented satisfactory proof of his identity, and who acknowledged he executed this instrument for the purposes stated therein.

Witness my hand, at office, this 30 day of NOVEMBER, 2023.

My Commission Expires: 3-9-27

Christopher E. Hugan
Notary Public

THE ACTUAL CONSIDERATION PAID FOR THIS TRANSFER IS $0.

CHRISTOPHER E. HUGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Scott M. Abbott
SCOTT M. ABBOTT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this 30 day of NOVEMBER, 2023.

My Commission Expires: 3-9-27

Christopher E. Hugan
Notary Public