# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1093861 DEEDWARR
01/25/2024 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20240125-0004896

File #23-TC-2710-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CLOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

**THIS INSTRUMENT WAS PREPARED BY**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Marcus S. Hummon and Rebecca M. Stevens-Hummon** | **Bank of America, N.A.** | |
| (NAME) | (NAME) | |
| **2902 Overlook Drive** | **4500 Amon Carter Boulevard, MS TX2-979-01-02** | **104-11-0-088-00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | **Fort Worth, TX 76155** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JORGE LEON, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARCUS S. HUMMON AND REBECCA M. STEVENS-HUMMON, A MARRIED COUPLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Tract No. 4 on the unrecorded Plan of John (J. Wilson's Subdivision of the west part of Lot No. 1 of the L. A. Bauman Property, which Bauman Property, as to streets and alleys, is shown on the Plan of Stokes and Marshall's Subdivision of record in Book 332, page 105, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the Northerly margin of Jones Avenue 120.0 feet East of Natchez Trace, formerly 28th Avenue, South; thence Northerly 168.0 feet, more or less, to an alley; thence with the margin of the same, Easterly 43 feet 6 inches to the Northwest corner of the property owned by Marie Gilbreath Thefft; thence with Marie Gilbreath Thefft's Westerly line, Southerly 168.0 feet, more or less, to the Northerly margin of Jones Avenue; thence with the margin of the same, Westerly 50.0 feet to the point of beginning.

Being the same property conveyed to Jorge Leon, married man by Warranty Deed from Kevin S. Welch, married of record in Instrument No. 20210707-0091537 Register's Office for Davidson County, Tennessee, dated June 30, 2021 and recorded on July 07, 2021.

Maria Erika Vargas Ramirez joins in to convey any interest she may have.

This conveyance is subject to:
* Taxes for the year 2024, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record in Plat Book 332, Page 105 and 106, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2710 Fairfax Avenue, Nashville, TN 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 23rd day of January, 2024.

Jorge Leon

Maria Erika Vargas Ramirez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of January, 2024, before me personally appeared Jorge Leon, 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 23rd day of January, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of January, 2024, before me personally appeared Maria Erika Vargas Ramirez, 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 23rd day of January, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

**RETURN TO:**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

## True Copy Certification

I, **Tonya Cherry,** 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 this the 23 day of January, 2024.

Affiant Signature

Date 1/23/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of January, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027