Karen Johnson Davidson County
Batch# 1097095 DEEDWARR
02/01/2024 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240201-0007244

WARRANTY DEED

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

File #24-TC-2233-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$365,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE 31 DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Wesley Gray	**NEW OWNER**	
(NAME)	(NAME)	**118-04-0-188**
516 Hamilton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **MARCUS S. HUMMON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WESLEY GRAY, A MARRIED PERSON** 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 the East part of Lot No. 26 on the Plan of Rosedale of record in Plat Book 547, Page 45, 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 Lot No. 26 fronts 50 feet on the Westerly side of Caldwell Avenue, now Grandview Avenue, extended and runsback between lines, 132.4 feet on the North Line and 144.5 feet on the South Line, to a deed line in the rear, and measure 50 feet thereon.

Being the same property conveyed to Marcus S. Hummon, married by Warranty Deed from Monica Wright, an unmarried woman, and Michelle Edith Wright Convertino, a married woman, dated February 2, 2018 and recorded February 6, 2018 in Instrument No. 20180206-0012100, Register's Office of Davidson County, Tennessee.

This was never the principal place of residence for the Grantor.

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 547, Page 45, 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: **2233 Grandview Avenue, Nashville, TN 37211**.

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 31st day of January, 2024.

Marcus S. Hummon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2024, before me personally appeared Marcus S. Hummon, 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 31st day of January, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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 31 day of January, 2024.

Affiant Signature
Date 1-31-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of January, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024