#172511

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 323
Nashville TN 37217

WARRANTY DEED

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Expires 11-17-2024

Karen Johnson
Batch # 1149754
06/24/2024 12:06:09 PM
Fees: $13.00 Taxes: $2,072.00

Davidson County
DEEDWARR
2 pgs

20240624-0046744

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marcus Hayes	new owner	09201010500
(NAME)	(NAME)	
2718 Scovel St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joseph L. Perry and Joyce E. Page, Trustee of the Joyce E. Page Revocable Living Trust Agreement,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marcus Hayes, married**, 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:

Being the south 27 feet of Lot No. 12 ,all of lot No. 13 and the north 10 feet of Lot 14, on Block 32, on the unrecorded plan of Midway, described as follows:

Said lot and part of said lots adjoin and front together 87 feet on the east side of 33rd Avenue North, and extend back between parallel lines, parallel to and 73 feet south of Alemeda Street, 150 feet to an alley in the rear. This proeprty is improved and known as 1016 33rd Avenue, North, Nashville, Davidson County, Tennessee 37209. This legal description is identical with that in Deed record in Book 11004, Page 847, recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joyce Page and Joseph L. Perry by deed from John M. Baird, Successor Trustee, by deed of record in Book 11004 , Page 847 on April 30, 1998 and further conveyed to Joyce E. Page Trustee, of the Joyce E. page Revocable Living Trust Agreement, by Quitclaim deed from Joyce E. Page, a married person by deed in Instrument Number 20190501-0040387 on November 27, 2018, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property has never been used as the Grantors primary residence.

unimproved ☐

This is improved ☑ property, known as 1016 N. 33rd Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 14th day of June, 2024.

Joseph L. Perry

The Joyce E. Page Revocable Living Trust Agreement

By: Joyce E. Page, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, Joseph L. Perry, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of June, 2024.

Notary Public
My Commission Expires: _____

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Joyce E. Page with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of The Joyce E. Page Revocable Living Trust and that she as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Trustee.

WITNESS my hand and seal this 14th day of June, 2024 .

Notary Public
My Commission Expires: _____

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

File No.: 17251