#17291

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

Karen Johnson
Batch # 1160869
07/23/2024 10:35:58 AM
Fees: $43.00 Taxes: $962.00

Davidson County
DEEDWARR
8 pgs

20240723-0055222

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2024060104

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marcus Hayes	New Owner	
(NAME)	(NAME)	09207020900
2718 Scovel St.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY THOUSAND AND NO/100 Dollars ($260,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THE ESTATE OF EVELYN J. SUGGS, HAZEL AUGUSTA SUGGS BURLEY, unmarried TAMARAH SUGGS DANIEL, unmarried, REGINALD SUGGS, unmarried, JOSEPH EDWARD SUGGS, III, unmarried AND KENDRA RICHARDSON, married** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARCUS HAYES, 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:

A certain tract or parcel of land lying in the Thirteenth District of Davidson County, State of Tennessee, and described as follows: Lot No. Ten (10) in George W. Ashcraft Subdivision of Lot No. Eleven (11) of the McNairy plan measuring 35 feet on Henry Street and running back to a depth of eighty-seven (87) feet.

Being the same property conveyed to Evelyn J. Suggs, an unmarried woman, by deed from Mable Suggs, a widow, of record in Book 5829, page 569. Evelyn J. Suggs a/k/a Evelyn Jolette Suggs and Affidavit of Heirship recorded in Instrument Number 20240130-0006306 shows her brother Joseph E. Suggs, Jr. having predeceased Evelyn J. Suggs, and the heirs-at-law of Joseph E. Suggs, Jr., to be Joseph E. Suggs, III, Reginald L. Suggs, and Tamarah Suggs Daniel. Evelyn J. Suggs brother Leo Donald Suggs having died leaving Dorothy Marie Suggs to be his heir-at-law as established by Affidavit of Heirship recorded in Instrument Number 20240130-0006309, and said Affidavit of Heirship shows Dorothy Marie Suggs having died and her only heir-at-law to be Kendra Richardson and established by Affidavit of Heirship recorded in Instrument Number 20240130-0006310. Hazel Augusta Suggs Burley is the surviving sister of Evelyn J. Suggs, deceased and additional Affidavits of Heirship recorded in Instrument Numbers 20240130-006309 and 20240130-0006307. see also Exhibit A

This has never been marital property for any of the grantees.

This is improved property, known as 2410 Booker St, Nashville, TN 37208

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.

Executed by my hand this 17th Day of July 2024.

KENDRA RICHARDSON

STATE OF GEORGIA

County OF Fulton

Before me, MARVA Griffin a Notary Public for the above STATE and COUNTY, do hereby certify that, KENDRA RICHARDSON personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th of July, 2024.

Notary Public

My Commission Expires: Sept 1, 2026

(SEAL)

MARVA GRIFFIN
Notary Public - State of Georgia
Clayton County
My Commission Expires Sep 1, 2026

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Executed by my hand this 16th Day of July 2024.

THE ESTATE OF EVELYN J. SUGGS

BY: Viola Burley Leak, administrator
VIOLA BURLEY LEAK, ADMINISTRATOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, TUWANA J. BRYANT , a Notary Public for the above STATE and COUNTY, do hereby certify that VIOLA BURLEY LEAK, ADMINISTRATOR OF THE ESTATE OF EVELYN J. SUGGS, personally appeared before me this day and acknowledged the due execution of the foregoing instrument as such ADMINISTRATOR OF THE ESTATE OF EVELYN J. SUGGS.

Witness my hand and official seal, this the 16th of July, 2024.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-09-2026

TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 05/09/2026

Executed by our hands this 16th Day of July 2024.

Hazel Augusta Suggs Burley — Tamarah Suggs Daniel
HAZEL AUGUSTA SUGGS BURLEY — TAMARAH SUGGS DANIEL

Reginald Suggs
REGINALD SUGGS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, TUWANA J. BRYANT , a Notary Public for the above STATE and COUNTY, do hereby certify that HAZEL AUGUSTA SUGGS BURLEY, TAMARAH SUGGS DANIEL, REGINALD SUGGS personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th of July, 2024.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-09-2026

TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 05/09/2026

Executed by our hands this 16th Day of July 2024.

Joseph E. Suggs III, Myka Suggs attorney in fact POA
Joseph E. Suggs, III by Myka Suggs as Attorney in Fact by POA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, TUWANA J. BRYANT , a Notary Public for the above STATE and COUNTY, do hereby certify that MYKA SUGGS AS ATTORNEY IN FACT on behalf of JOSEPH E. SUGGS, III, personally appeared before me this day and acknowledged the due execution of the foregoing instrument AS SUCH ATTORNEY IN FACT.

Witness my hand and official seal, this the 16th of July, 2024.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-09-2026

TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 05/09/2026

COPY

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Exhibit A

LAST WILL AND TESTAMENT

OF

DOROTHY MARIE SUGGS

KNOW ALL MEN BY THESE PRESENTS, that I, Dorothy Marie Suggs, residing in Colbert County, Alabama, being of sound mind and disposing memory, but mindful of the uncertainty of life and the certainty of death, do hereby make, publish and declare this to be my last will and testament (hereinafter sometimes referred to as my "Will") hereby revoking any and all wills and codicils heretofore made by me.

ARTICLE I

It is my intention by this Will to dispose of all the real and personal property which I may own which is subject to the control of this Will.

ARTICLE II

I direct that all of my legally collectable debts and the expenses of my last illness and funeral, not paid by insurance, be paid by the Personal Representative or Alternate Personal Representative hereinafter named as soon as practical after my death. The Personal Representative or Alternate Personal Representative shall not be required to prepay any installment indebtedness which may be or become a lien on my property or assets. I direct that all estate and inheritance taxes (including interest and penalties, if any) and the cost of administration of my estate, payable in any jurisdiction by reason of my death (including those taxes and expenses payable with respect to assets which do not pass under this Will) shall be paid out of and charged generally against the principal of my residuary estate.

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ARTICLE III

I give and devise all of the rest, remainder and residue of my estate to my beloved husband, Leo Donald Suggs, if he survives me. In the event my husband and I die in a common event, for purposes of this instrument it shall be presumed that my husband did not survive me.

ARTICLE IV

In the event my husband, Leo Donald Suggs predeceases me, I give and devise all the rest and residue of my estate to my beloved daughter, Kendra Suggs Richardson.

ARTICLE V

Except as otherwise provided in this, my Will, I have intentionally omitted to provide herein for any other relatives or for any other person, whether claiming to be an heir of mine or not.

ARTICLE VI

If any person or beneficiary who would otherwise take under this Will but for this provision fails to survive me by more than thirty (30) days, such person or beneficiary shall be deemed to have predeceased me for the purposes of administering all the terms of this Will.

ARTICLE VII

I hereby designate and appoint my husband, Leo Donald Suggs as Personal Representative of this my Last Will and Testament. In the event of the death, disability or resignation of Leo Donald Suggs. I appoint my daughter, Kendra Suggs Richardson as Alternate Personal Representative of this my Last Will and Testament.

I hereby authorize and empower my Personal Representative or Alternate Personal Representative, in their absolute discretion, to employ such attorneys, accountants and other persons as they may deem

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necessary for the administration of this estate and, in their sole discretion, to pay such attorneys, accountants and other persons such sums as my Personal Representative or Alternate Personal Representative shall deem reasonable.

The Personal Representative or Alternate Personal Representative shall serve without bond and shall not be required to file an inventory, final settlement or make any report, as such Personal Representative or Alternate Personal Representative, to any court of the State of Alabama or any other state, and no state shall have jurisdiction of my estate, except to probate this my Last Will and Testament. If the appointment of a personal representative of my estate is necessary or desirable in any jurisdiction in which no personal representative herein named is able and willing to act, I appoint as my personal representative in that jurisdiction such person or corporation as maybe designated in an instrument signed by my Personal Representative or Alternate Personal Representative, that personal representative to serve without bond, or if bond is required, without surety thereon, and to have all the powers and discretion with respect to my estate in that jurisdiction as those granted to the Personal Representative or Alternate Personal Representative named herein. I hereby authorize and empower my Personal Representative or Alternate Personal Representative, in their absolute discretion, to negotiate for transfer or liquidation any stocks, bonds, checks, drafts, notes and other instruments made payable to me or to my estate; to sell, exchange, convey, transfer, assign, mortgage, pledge, lease, or rent the whole or any part of my estate; to invest, reinvest, or retain investments of my said estate; to perform all acts and to execute all documents which my said Personal Representative or Alternate Personal Representative may deem necessary, convenient or proper in regard to my property; and, to exercise all powers granted herein without approval, supervision or interference from any court.

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IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of January, 2004.

Dorothy Marie Suggs

DOROTHY MARIE SUGGS

ATTESTATION

I, DOROTHY MARIE SUGGS, the Testatrix, sign my name to this instrument this 21st day of January, 2004, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my Last Will and Testament and that I sign it willingly, that I execute it as my free and voluntary act for the purposes herein expressed, and that I am Eighteen (18) years of age or older, of sound mind, and under no constraint or undue influence.

Dorothy Marie Suggs

DOROTHY MARIE SUGGS

We, Wendy G. Delinski and Donna H. Dodd, the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the Testatrix signs and executes this instrument as her Last Will and Testament and that she signs it willingly, and that each of us, in the presence and hearing of the Testatrix, hereby signs this Will as witnesses to the Testatrix's signing, and that to the best of our knowledge the Testatrix is Eighteen (18) years of age or older, of sound mind, and under no constraint or undue influence.

Wendy G. Delinski

WITNESS

Donna H. Dodd

WITNESS

DMS

WGD DHD

COPY

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STATE OF ALABAMA *
*
COLBERT COUNTY *

Subscribed, sworn to and acknowledged before me by DOROTHY MARIE SUGGS, the Testatrix, and subscribed and sworn to before me by Wendy G. Delinski and Donna H. Dodd, witnesses, this 21st day of January, 2004.

NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY:
H. THOMAS HEFLIN, JR.
ATTORNEY AT LAW
120 SOUTH MAIN STREET
P.O. BOX 149
TUSCUMBIA, AL 35674
256/383-3661

wd\documents\heflin\wills\suggs-dorothy