Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#17393

Karen Johnson
Batch # 1203247
11/12/2024 11:11:48 AM
Fees: $13.00 Taxes: $1,535.50

Davidson County
DEEDWARR
2 pgs

20241112-0087693

WARRANTY DEED

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

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF Nov, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus Hayes	New owner	
(NAME)	(NAME)	09202045800
2718 Scovel St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Rita Thomas, Ruby Townsend, Rebecca Thomas, and Jeffrey Thomas, Sr.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marcus Hayes,** married, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No 23 on the Map of FISK EXCLUSIVE SUBDIVISION OF A PART OF THE MORRISON HOME TRACT, of record in Plat Book 547, Page 157, Register's Office for said County.

Said Lot No 23 fronts 52 feet 9 inches on the North side of Scovel Street and runs back between lines with the Easterly margin of 28th avenue North 143 feet to Rogan Avenue and shows 59 feet 10 inches on said Avenue.

Being the same property conveyed to Ruth T. Young, unmarried and Jeffrey Thomas Sr., married, tenants in common, by Special Warranty Deed from Citizens Savings Bank & Trust Company, of record in Instrument No. 20121220-0117609, in the Register's Office of Davidson County, Tennessee, dated December 19, 2012 and recorded on December 20, 2012. Ruth T. Young died intestate on September 30, 2021, leaving Jeffrey Thomas, Sr., Rita Thomas, Rebecca Thomas and Ruby Townsend as her heirs. See Affidavit of Heirship recorded in Instrument No. 20240418-0027742. See also Probate Case No. 21P2277 filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division and Complaint to List Real Property in Case No. 23-0505-III filed in the Chancery Court of Davidson County, Tennessee at Nashville on April 20, 2023.

Grantors warrant that this was not their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 2726 Scovel St. Nashville, TN 37208
(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 hand this 8 day of November, 2024.

Rita Thomas

Jeffrey Thomas, Sr.

Rebecca Thomas

Ruby Townsend

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jeffrey Thomas, Sr., Rita Thomas, and Ruby Townsend**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8 day of November, 2024.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Rebecca Thomas**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of November, 2024.

Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY