Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
17394

Karen Johnson
Batch # 1203248
11/12/2024 11:20:10 AM
Fees: $13.00 Taxes: $647.50

Davidson County
DEEDWARR
2 pgs

20241112-0087695

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

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)	09202003300
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:

Being Lot No. 22 on the MAP OF FISK EXCLUSIVE SUBDIVISION OF A PART OF THE MORRISON HOME TRACT of record in Book 547, Page 157, Register's Office for said County.

Being the same property conveyed to Ruth Young & Jeffrey Thomas, by Final Decree Confirming Sale from Clerk and Master, of record in Instrument No. 20210303-0027428, in the Register's Office of Davidson County, Tennessee, dated February 24, 2021, and recorded on March 03, 2021.

Ruth Young died intestate on September 30, 2021, leaving Jeffrey Thomas, Sr., Rita Thomas, Rebecca Thomas and Ruby Townsend as her heirs by Affidavit of Heirship of record at Instrument No. 20240418-0027742 in the Register's Office of Davidson County, Tennessee. 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.

Being part of the same property conveyed to Dr. Robert T. Smith and wife, Esther J. Smith, by Quit Claim Deed from Sumner Freeman, Ella Tolbert, John O. Wilson, Freddie Wilson, Rosa A. Wilson, Claud Freeman, Mattie Galbraith, Mary Davis, Thelma Washington, Herman Hudson, Burnis Freeman and Emory Freeman, heirs of Dr. Sewell C. Freeman, deceased, of record in Book 2302, Page 319, in the Register's Office of Davidson County, Tennessee, dated April 17, 1953, and recorded on October 29, 1953. Property was sold in Tax Civil Action No. 13-299-II.

****Grantors warrant that this is 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.

unimproved x
This is improved property, known as 2722 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

Rita Thomas

Jeffrey Thomas Sr.

Jeffrey Thomas, Sr.

Rebecca Thomas

Rebecca Thomas

Ruby Townsend

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.

Cari Allen

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 they executed the foregoing instrument for the purposes therein contained.

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

Jacqueline G Brown

Notary Public

My Commission Expires: 11-3-29

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY