Karen Johnson
Batch # 1224693
01/08/2025 02:12:27 PM
Fees: $13.00 Taxes: $5,920.00
Davidson County
DEEDWARR
2 pgs
20250108-0001717

PREPARED BY (~~AND RETURN TO~~):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Ivey Title, LLC Ref: (DL) Title No.: 63898
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lee Marshall Abigail Marshall 3717 Central Avenue Nashville, TN 37205	Owner

TAX MAP PARCEL NUMBERS: 10409005200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,600,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Caroline P. Rayson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lee Marshall and Abigail Marshall, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 170, Richland Realty Co.'s Second Subdivision Division "B", as shown on the Plat of record in Plat Book 332, page 92, in the Register's Office for said County, to which Plat reference is made for a more complete description.

Being the same property conveyed to G. Scott Rayson and wife, Caroline P. Rayson, by Warranty Deed from Chand Desai and Sylvia Hurdle, husband and wife, dated December 4, 2015 and recorded on December 4, 2015, of record in Inst. No. 20151204-0122683, Register's Office for Davidson County, Tennessee. The said G. Scott Rayson and Caroline P. Rayson have since divorced by Final Decree of Divorce, Case No. 23D-1518 in the Third Circuit Court for Davidson County, Tennessee. By Quitclaim Deed, dated June 13, 2024, recorded June 18, 2024, of record in Inst. No. 20240618-0045932, said Register's Office, G. Scott Rayson, unmarried, conveyed his interest to Caroline P. Rayson, pursuant to the terms of said divorce.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332, page 92, said Register's Office.

This is improved property, known as 3717 Central Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of January, 2025.

Caroline P. Rayson

State of Tennessee

County of Davidson

On this 7th day of January, 2025, before me the undersigned authority, personally appeared Caroline P. Rayson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00.

Affiant

Sworn and subscribed before me this 7 day of January, 2025.

Notary

My Commission Expires: 11-8-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE