17593

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 $295,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 Day of APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 10/21/2028
(AFFIX SEAL)

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson
Batch # 1267283
05/01/2025 09 43 36 AM
Fees $13 00 Taxes $1,091 50

Davidson County
DEEDWARR
2 pgs

20250501-0033611

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW INC , 1415 North Jackson Street, Tullahoma, TN 37388

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NO(S)
Yoelquis Quevado Almira	Pinnacle Bank	Map 147
4814 Torbay Drive	1503rd Ave S. Ste. 100	Group 04-0
Nashville, TN 37211	Nashville TN 37201	Parcel 052 00

FOR AND IN 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, we

Linda Mazingo Hanner, as Trustee of the Tennesee Property Trust
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Yoelquis Quevado Almira, UNMARRIED
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the -- District of Davidson County, State of Tennessee, described as follows, to wit.

Land in Davidson County, Tennessee, Being Lot No. 97 on the Plan of Beverly Heights Subdivision, Section Two, of record in Book 2331, Page 42, Register's Office for Davidson County, Tennessee

Said Lot No 97 fronts 105 feet on the Easterly margin of Torbay Drive and extends back 375 3 feet on the Northerly line and 324 2 feet on the Southerly line to a dead line in the rear, measuring 197 3 feet thereon

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED

All matters pertaining to the Plat including Restrictions, Easements and Setback Lines as set out per Plat Book 2331, Page 42, Register's Office for said County. Covenants, conditions, restrictions and provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted

This conveyance is subject to Restrictive Covenants of record in Book 2440, Page 199, Register's Office for said County

Being all of the property conveyed to Thomas I. Hanner, by deed from Ann Layne Hanner and J G. Doak, Trustee, of record in Book 10528, Page 40, Register's Office for Davidson County, Tennessee, dated July 3, 1997 and recorded on July 14, 1997. Also see Final Decree in Book 5702, Page 504, Quitclaim Deed in Book 5508, Page 966 and Warranty Deed in Book 5146, Page 291. Also see Last Will and Testament of Thomas Isaac Hanner in Instrument No. 20240913-0070807 and Estate of Thomas Isaac Hanner in Instrument No 20240913-0070806, which contains the Order Admitting Will to Probate of Davidson County, TN, for Ancillary Administration, and said Will appointed Linda Mazingo Hanner as Executor of the Estate of Thomas Isaac Hanner. The Will of Thomas Isaac Hanner established a Testamentary Trust, TENNESSEE PROPERTY TRUST, and appointed Linda Mazingo Hanner as Trustee of the Testamentary Trust

unimproved ☐
This is improved ☒ property, known as 4814 Torbay Drive, Nashville, TN 37211

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 our hands this 28th day of April, 2025

Tennessee Property Trust

BY Linda Mazingo Hanner, Trustee
Linda Mazingo Hanner, Trustee

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Personally appeared before me, Linda Mazingo Hanner as trustee of the Tennessee Property Trust, to me known or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and who acknowledged and execution of same to be her free act and deed

Witness my hand and seal, at office in Asheville, NC, on this 28th day of April, 2025

Notary

My Commission Expires 27 JUN 2026

File No 25-02984-03T

notary public
Michael A Gelman
Buncombe County
North Carolina
my commission
expires 27 June 2026