Karen Johnson
Batch # 1415429
05/04/2026 03:26:28 PM
Fees: $13.00 Taxes: $1,535.50
Davidson County
DEEDWARR
2 pgs
20260504-0039841

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9507-WE MARGARET R MEANS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029 DAVIDSON COUNTY	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 415,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2026. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark McAvoy	FIRSTBANK	
5220 Lana Renee Court	722 COLUMBIA AVE	098-02-0-036.00
Hermitage, TN 37076	FRANKLIN, TN 37064	
(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, I, **Todd R. Humes, Successor Trustee of The Humes Trust No. 101 u/a dated April 21, 2005**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark McAvoy, an unmarried man**

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. 75 on the plan of Phase I, Roxborough East, as shown by plat of record in Plat Book 7900, Page 311, as amended in Plat Book 8250, page 359, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eugene R. Humes and Terri A. Humes, Trustees of Humes Trust No. 101 u/a dated April 21, 2005, by Quitclaim Deed from Eugene Humes and Terri Humes, husband and wife, of record in Instrument No. 20230712-0053279 Register's Office for Davidson County, Tennessee, dated July 10, 2023, and recorded on July 12, 2023. Todd R. Humes is the Successor Trustee of the Humes Trust No. 101 u/a dated April 21, 2005, pursuant to the appointment made Apr11 17, 2026.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **5220 Lana Renee Court, Hermitage, TN 37076**

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, hia heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 the 30th day of April, 2026.

The Humes Trust No. 101 u/a dated April 21, 2005

BY: Todd R. Humes successor trustee
Todd R. Humes, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared Todd R. Humes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee of The Humes Trust No. 101 u/a dated April 21, 2005, the within named bargainor, a TRUST, and that he has executed the within instrument for the purposes stated therein by signing the name of the Trust by himself as SuccessorTrustee.

Witness my hand and official seal this the 30th day of April, 2026.

Notary Public

my commission expires: 11-8-27

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-BH-26-5220