# 18132

Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

## SPECIAL WARRANTY DEED

Karen Johnson
Batch # 1438006
06/25/2026 08:12:44 AM
Fees: $13.00 Taxes: $684.50

Davidson County
DEEDWARRSP
2 pgs

20260625-0057218

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 11/20/2029 (AFFIX SEAL)

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Marcus Hayes | new owner | 05910028500 |
| (NAME) | (NAME) | |
| 2718 Scovel Street | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN, 37208 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **K.G. Kelchner, Trustee of The 755 Garrison Drive Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marcus Hayes,** married, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 2B, Zone Lot Division, Lot 2, Hayes Manor Subdivision, Section 7, as recorded in Book 6250, Page 292, as amended in Book 6200, Page 528, Register's Office Davidson County, Tennessee.

Being the same property conveyed to K.G. Kelchner, Trustee of the 755 Garrison Drive Trust, by deed of record in Instrument No. 20180803-0076433, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 755 Garrison Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, it's assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever 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/our hands this 23rd day of June, 2026.

The 755 Garrison Drive Trust

K.G. Trustee

By: K.G. Kelchner, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **K.G. Kelchner,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HIMSELF to be the Trustee of The 755 Garrison Drive Trust and as such Trustee executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 23rd day of June, 2026.

Notary Public
My Commission Expires:
11/20/2029
File No.: 18132

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY