This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 300555 DEEDWARR
10/14/2019 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,089.53
20191014-0104971

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $294,467.00

M. Todd Patterson, Trustee of the James W. Towry Trust Share
Affiant Signature

Subscribed and sworn to before me on this the 9th day of ~~September~~ October, 2019

Notary Public

My Commission expires 10 / 20 / 20

AMY JO CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
SEVIER COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Marva D. Turner
Carlos Turner
5568 Craftwood Dr.
Antioch, TN 37013-4882
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 183050A30100C0

WARRANTY DEED

19NT00954

Effective the 9th day of ~~September~~ October, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

M. TODD PATTERSON, TRUSTEE OF THE JAMES W. TOWRY TRUST SHARE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MARVA D. TURNER AND CARLOS TURNER, WIFE AND HUSBAND

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennesssee, being Lot No. 489 on the Plan of October Woods, Phase Four, Section Seven-B of record in Plat at Instrument No. 20000907-0088378, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to M. Todd Patterson, Trustee of the James W. Towry Trust Share, by Warranty Deed from Opendoor Property D LLC, dated 01/31/2019 and recorded 02/05/2019 as Document No. 20190205-0010631, Register's Office for Davidson County, TN.

Being the same property conveyed to Opendoor Property D LLC, by Warranty Deed from Joseph Walton, a single man, dated 08/27/2018 and recorded 08/30/2018 as Document No. 20180830-0086243, Register's Office for Davidson County, TN.

Being the same property conveyed to Joseph Walton, a single man, by Warranty Deed from Larry J. Adkins and wife, Betty J. Adkins, dated 09/16/2016 and recorded 09/19/2016 as Document No. 20160919-0098349, Register's Office for Davidson County, TN.

This is an improved property commonly known as 5568 Craftwood Dr, Antioch, TN 37013.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 9th day of ~~September~~ October, 2019

M. Todd Patterson, Trustee of the James W. Towry Trust Share

M. Todd Patterson, Trustee of the James W. Towry Trust Share

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **M. Todd Patterson, Trustee of the James W. Towry Trust Share,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 9th day of ~~September~~ October, 2019.

Notary Public

My commission expires: 10/20/20

ANDY JO CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201910140104971

Certificate of Authenticity

I, Jill Nelly **, do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.**

Jill Nelly

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones**, a notary public for this county and state,** Jill Nelly **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

