Karen Johnson Davidson County
Batch# 302575 DEEDWARR
10/18/2019 09:11:49 AM 2 pgs
Fees: $13.00 Taxes: $196.10
20191018-0106780

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jesus Pedroza Morales 104 Edgeview Ct. Hendersonville, TN 37075	Jesus Pedroza Morales 104 Edgeview Ct. Hendersonville, TN 37075	043150- 215.00 & 216.00

THIS INDENTURE, made this 10th day of October, 2019 between

James Earl Turner, unmarrid

of DavidsonCounty, Tennessee, hereinafter referred to as **Grantor**, and

Jesus Pedroza Morales, unmarried

of Sumner County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Nos. 88 and 89 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, Page 227, Register's Office for Davidson County, Tennessee, to which plat is hereby referenced for a more complete and accurate description of property.

Being the same property conveyed to James Earl Turner, unmarried by Quitclaim Deed dated 10/3/2019 from Dale Wayne Turner and Debra Ann Wortham of record in Instrument No. 20191018-0106779 **and by Warranty dated 6/1/1976 to W.E. Turner and wife, Mary H. Turner from George Brown King and wife, Elizabeth A. King, of record in Book 5032, Page 473, Register's Office for Davidson County, Tennessee. W.E Turner aka Wilfred E. Turner now being deceased, having died on 5/28/2011 and Mary H. Turner aka Mary M. Turner also being deceased, having died on 10/6/2017, leaving James Earl Turner as Executor of her Estate pursuant to the Last Will and Testament of Mary Turner.**

This is (X) improved ( ) unimproved property known as: 1120 & 1124 Bubbling Well Dr., Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2019 real property taxes which are to be prorated between the parties and paid at closing., and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

James Earl Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James Earl Turner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 10th day of October, 2019.

Melissa Heavener
Notary Public
My Commission Expires: 7/3/23

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $53,000.00.

James Earl Turner
Affiant

Sworn to and subscribed before me, this 10th day of October, 2019.

Melissa Heavener
Notary Public
My Commission Expires: 7/3/23

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY