Karen Johnson Davidson County
Batch# 322242 DEEDWARR
11/27/2019 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $125.80
20191127-0123007

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21th DAY OF November, 20 19.

NOTARY PUBLIC

My Commission expires: 1-10-2021

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19110042

Address of New Owner	Send Tax Bills To:	Tax Information:
Antonio Turner 5054 Tranham Road Whites Creek TN 37189	Same	067-00-0-140.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Lance T. Carter, an unmarried man,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Antonio Turner, an unmarried man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

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

Beginning at an iron pin in the South right of way of Ashland City Highway, said point also being the Northwest corner of Parcel 43 of Tax Map 67 in Davidson County, TN. and the Northeast corner of herein described property; thence South 18 degrees 07' 40" East 227.45 feet to a Mag nail in center of Old Hyde's Ferry Pike; thence with said Pike South 63 degrees 44' 24" West 100.00 feet to a Mag nail in center of Old Hyde's Ferry Pike; thence leaving Pike North 18 degrees 14' 19" West 224.62 feet to an iron pin in the South right of way of Ashland City Highway; thence North 62 degrees 06' 00" East 100.00 feet to the point of beginning, containing 22,322.18 square feet or 0.51 acres, more or less, according to survey by David P. Brackman, RLS, dated July 5, 2017.

Being the same property conveyed to Lance T. Carter, an unmarried man, by Warranty Deed from Black Rock Real Estate, LLC, a Nevada Limited Liability Company, dated 07/25/2018 and recorded on 07/30/2018 in Instrument No. 20180730-0074147, Register's Office for Davidson County, Tennessee.

This is property generally located:
5239 Old Hydes Ferry Pike, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Perpetual Easement of record in Book 5626, Page 985, said Register's Office.
3. Easement for the purpose of obtaining water from a well, contained in deed of record in Book 1584, Page 458, said Register's Office.
4. Easement for Encroachment of record in Instrument No. 20180626-0061547, said Register's Office.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am

lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Lance T. Carter** has/have caused this instrument to be executed, this the 26 day of November, 2019.

Lance T. Carter

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Lance T. Carter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 26 day of Nov., 2019.

My commission Expires: 8.27.22

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY DANA L.

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 27th day of Nov., 2019.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY