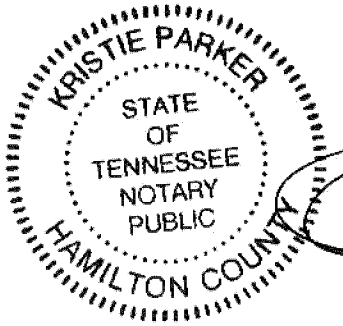
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Hamilton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Charlene R. Turney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/13/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jerry L. Turney and Charlene R. Turney as Trustees of the J. & C Turney Family Trust U/A/D March 9, 2020	New Owners	Parcel ID: 104 11 0 333.00
(NAME)	(NAME)	
2406 Blair Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, **Faye M Abdulla, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jerry L. Turney and Charlene R. Turney as Trustees of the J. & C Turney Family Trust U/A/D March 9, 2020**, 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:

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT No. 1: Being Lot No. 154 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, Page 7, Register's Office for said County.

Said Lot No. 154 fronts 10 feet on the north side of Blair Boulevard, formerly Long Avenue, an runs back between parallel lines 183 ½ feet on the easterly line and 183.4 feet on the westerly line to an alley, on which it shows 10 feet.

TRACT No. 2: Being Lot No. 155 on the map of the Branford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, Page 7 Register's Office for said County.

Said Lot No. 155 fronts 55 feet on the northerly side of Blair Boulevard, formerly Long Avenue, and runs back 184.8 feet on the east line and 183 ½ feet on the west line to an alley on which it shows 55 feet.

Being the same property conveyed to Farid Abdulla and wife, Faye M. Abdulla by Warranty Deed from William F. Malone, David D. Malone and Martha M. Gerow dated September 29, 1975 and recorded October 1, 1975 in Book 4957, Page 385, in said Register's Office for Davidson County, Tennessee. Farid Abdulla predeceased his wife on May 3, 2014.

Karen Johnson Davidson County
Batch# 373747 DEEDWARR
03/17/2020 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20200317-0029603

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2404 Blair Boulevard, Nashville, TN 37212

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; and we do covenant with the 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, 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 Grantees, 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.

Witness our hands this 13th day of March, 2020.

Faye M Abdulla

Faye M Abdulla

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, the undersigned, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Faye M Abdulla, an unmarried woman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th day of March, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)