Karen Johnson Davidson County
Batch# 397023 DEEDWARR
05/07/2020 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20200507-0047791

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/13/2022
(AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Fadi Fawaz	Quicken Loans, LLC	Parcel ID: 058 10 0B 058.00
(NAME) 3329 Brome Ln	(NAME) PO Box 6577	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Carol Stream, IL 60197	
(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, **Philip Allen Turner, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Fadi Fawaz and wife, Jacqueline Marie Kessler**, 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:

Land in Davidson County, Tennessee, being Lot No. 109 on the Final Subdivision Plat of Phase Two, Carrington Place, as of record in Instrument No. 20100923-0075756, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Philip Allen Turner by Deed from Celebration Homes, LLC, a Tennessee limited liability company, dated 7/1/2014, of record in Instrument No. 20140703-0059089, Register's Office for Davidson County, Tennessee.

Joshua Bradley Pennington joins in this instrument to convey any and all marital interest he has in the subject property.

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 3329 Brome Ln, Nashville, TN 37218

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 1 day of May, 2020

Philip Allen Turner

Joshua Bradley Pennington

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Philip Allen Turner and Joshua Bradley Pennington, the 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, this the 1st of May, 2020.

Notary Public

My Commission Expires: 12-23-2020

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

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 D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY