Karen Johnson Davidson County
Batch# 452379 DEEDWARR
08/07/2020 10:22:14 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20200807-0088037

Commitment Number: TN-40568

After Recording, Return To:
Title Forward
1628 John F Kennedy Boulevard 8 Penn Center
Suite 700
Philadelphia PA 19103

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Turnkey Builders, LLC, 909 Thomas Ave #D Nashville TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
060-12-0-090

GENERAL WARRANTY DEED

Pamela Lewis who took title as Pamela Kelley, who conveys non homestead property, hereinafter grantor, for $275,000.00 (Two Hundred Seventy Five Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Turnkey Builders, LLC**, hereinafter grantee, whose tax mailing address is 909 Thomas Ave #D Nashville, TN 37216 the following real property in Davidson County, Tennessee:

Being Lot No. 102 on the Map of Capital View, which appears of record in Book 974, Pages 52 and 53, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Pamela Kelley, being one and the same as Pamela Maynard by deed of record in Instrument No. 20110404-0025574, Register's Office for Davidson County, Tennessee.

Property Address is: 117 Alhambra Circle, Nashville, TN 37207

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on July 27, 2020:

Pamela Lewis who took title as Pamela Kelley

Pamela Lewis who took title as Pamela Kelley

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 27, 2020 by **Pamela Lewis who took title as Pamela Kelley** who is personally known to me or has/have produced state or government photographic ID as identification and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-16-2022

Maximum principal indebtedness for Tennessee recording tax purposes is 275,000
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $275,00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 27th day of July, 2020.

Affiant

Kelsey Kelcher
Print Name

(Seal)

HILARY MOHSENZADEH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Hilary Mohsenza
Notary Public

My commission expires:

_____

Hilary Mohsenzadeh
Print Name